

# South East Lincolnshire Local Plan 2011-2036

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## Regulation 22 (1)(c)(v) **Statement of Consultation** **June 2017**



South East Lincolnshire  
Joint Strategic Planning Committee

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## 1.0 Introduction

- 1.1 Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when a local planning authority submits a Local Plan to the Secretary of State, it produces a statement setting out:
- (i) which bodies and persons the local authority invited to make representations under regulation 18,
  - (ii) how those bodies and persons were invited to make representations under regulation 18,
  - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
  - (iv) how any representations made pursuant to regulation 18 have been taken into account;
  - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
  - (vi) if no representations were made in regulation 20, that no such representations were made.
- 1.2 This Statement of Consultation has been produced to comply with the requirements of part (c) (v) of regulation 22. The consultation undertaken in accordance with regulation 18, as well as three other consultations undertaken, are considered in a separate document entitled 'Regulation 22 (c)(v) – (iv) Statement of Consultation, June 2017'. These two documents should be read in conjunction with one another and collectively fulfil the requirements of regulation 22(c).
- 1.3 The remainder of this document has been set out so as to clearly demonstrate how the requirements of part (c) (v) of regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 have been met.

### **Background to South East Lincolnshire Local Plan**

- 1.4 Development within South East Lincolnshire is currently guided by the saved policies of the adopted Local Plans for Boston Borough (1999) and South Holland District (2006).
- 1.5 Once adopted, the South East Lincolnshire Local Plan will supersede all of these saved policies and will form the statutory Development Plan for the area, alongside other adopted development plan documents (e.g. the Lincolnshire Minerals and Waste Local Plan and any neighbourhood plans). The Local Plan will guide development and the use of land in South East Lincolnshire until 2036 and will help to shape how the area will change over this period.
- 1.6 The South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) originally intended to produce the Local Plan in two parts:

- A Strategy and Policies Development Plan Document (DPD) that would set out the vision, priorities and policies, and identify broad locations for change, growth and protection; and
- A Site Allocations DPD that would identify the sites that would be developed for specific uses, and the areas where particular policies would apply.

However, the Joint Committee subsequently decided to cease this approach in 2014 and to instead produce the Local Plan as a single document.

### **Statement of Community Involvement**

- 1.7 Under the Planning and Compulsory Purchase Act 2004, a local planning authority must prepare a statement of community involvement. The South East Lincolnshire Joint Strategic Planning Committee Statement of Community Involvement (SCI) was adopted on 27th April 2012 and sets out proposals for involving and consulting members of the public and stakeholders on the preparation of planning policies and the determination of planning applications in the area.
- 1.8 The Joint Committee is committed to continuous community involvement in policy making and will take into account all input from the many diverse interests it serves. The key aim is to engage with residents, businesses, interest groups and other stakeholders in a meaningful and cost-effective way where the outcomes of such engagement demonstrate both real benefits for the community and value for money for the partner authorities (Boston Borough Council, South Holland District Council and Lincolnshire County Council).
- 1.9 This Statement of Consultation will set out how the Joint Committee has consulted the range of groups listed above throughout the preparation of the South East Lincolnshire Local Plan, in accordance with the Statement of Community Involvement.

## **2.0 Preparation of the South East Lincolnshire Local Plan**

- 2.1 The South East Lincolnshire Joint Strategic Planning Committee has undertaken a number of stages of consultation during preparation of the Local Plan. These are listed below.
1. Initial stakeholder engagement/Visioning - undertaken March – April 2012
  2. Combined Preferred Options and Sustainability Appraisal Report – consultation undertaken in May – June 2013
  3. Draft Local Plan – consultation undertaken in January – February 2016
  4. Preferred Sites for Development – consultation undertaken in July – August 2016
  5. Publication Version Local Plan – consultation undertaken in April – May 2017
- 2.2 The remainder of this statement considers Stage 5 (the regulation 20 stage of the Local Plan process) in detail. Stages 1 to 4 are the subject of a separate document entitled ‘Regulation 22 (c) (i) – (iv) Statement of Consultation, June 2017’.

### **3.0 Publication Version Local Plan Consultation (April – May 2017)**

#### **Introduction**

- 3.1 The South East Lincolnshire Joint Strategic Planning Committee approved the Publication Version of the Local Plan for consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 at its meeting on 9<sup>th</sup> March 2017.
- 3.2 The South East Lincolnshire Local Plan 2011-2036: Publication Version was published and made available for receipt of formal representations for a period of six weeks between Monday 10<sup>th</sup> April and Monday 22<sup>nd</sup> May 2017.
- 3.3 The Publication Version of the Local Plan was accompanied by a range of general supporting documents as well as those supporting the Local Plan's employment, housing and retail proposals.

#### **Which bodies and persons were invited to make representations under regulation 20?**

- 3.4 Appendix 1 sets out the full list of bodies and persons held on the Local Plan consultation database that the Joint Committee invited to make representations at the 'Publication' stage. The list included:
  - Specific Consultation Bodies;
  - General Consultation Bodies;
  - Residents and Businesses; and
  - Elected members

#### **How those bodies and persons were invited to make such representations under regulation 20**

- 3.5 The Joint Committee invited bodies and persons to make representations by sending a letter/email to each representative/person on the consultation database in the week commencing 20<sup>th</sup> March 2017. The correspondence advised of the consultation arrangements, an example of which is included in Appendix 2. Relevant authorities in South East Lincolnshire were also contacted at this time, and were provided with a copy of the Publication Version Local Plan in the week leading up to the consultation.
- 3.6 The consultation was advertised on the Boston Borough Council and South Holland District Council websites with links to the South East Lincolnshire Local Plan website where the Plan and supporting documents (including the Statement of Representations Procedure) were publicised and available to view.
- 3.7 A copy of the Publication Version Local Plan, Sustainability Appraisal, Statement of Consultation, Statement of Representations Procedure, comment forms and a guidance note on how to make representations were

also made available in the libraries in South East Lincolnshire (open at that time): Boston, Crowland, Donington, Holbeach, Kirton, Long Sutton, Pinchbeck, Spalding, Sutton Bridge and on the mobile library that operates in the area.

- 3.8 In addition, the consultation was advertised through the following means:
- On social media;
  - Press releases issued by Boston Borough Council and South Holland District Council during the weeks commencing 27<sup>th</sup> March 2017 and 15<sup>th</sup> May 2017;
  - Notice of Statutory Consultation in the Lincolnshire Free Press (28<sup>th</sup> March), Boston Standard (29<sup>th</sup> March) and Spalding Voice (30<sup>th</sup> March);
  - Adverts in the April and May issues of the Simply Boston and Simply Spalding magazines, reaching an estimated 20,000 and 26,000 homes and businesses respectively;
  - Boston Bulletin Weekly on 5<sup>th</sup> April 2017;
  - South Holland District Council staff newsletter in April 2017;
  - Members' briefings at Boston Borough Council and South Holland District Council during the week commencing 6<sup>th</sup> February 2017
- 3.9 As with previous consultations, the consultation documents were available to view in the reception areas of both Boston Borough Council and South Holland District Council offices for the whole consultation period, as well as a Frequently Asked Questions document, a guidance note, and comment forms that people could take away.

#### Other Publicity

- 3.10 Posters were also sent to doctors' surgeries, the Pilgrim and Johnson Hospitals, schools, colleges and small outlets in villages on 22<sup>nd</sup> March 2017.
- 3.11 Parish magazines also provided publicity, as did the local media through the following:
- Articles in Spalding Voice on 9<sup>th</sup> March, 6<sup>th</sup> April and 18<sup>th</sup> May 2017;
  - Article in Lincolnshire Free Press on 16<sup>th</sup> May 2017
- 3.12 A variety of information is provided within Appendix 2 which demonstrates how people were invited to make representations and how they were informed about the consultation. It is considered that all of the above meets our statutory requirements under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the commitments made in our Statement of Community Involvement.

#### **A summary of the main issues raised by the representations made pursuant to regulation 20**

- 3.13 During the consultation period the Joint Committee received a total of 330 duly made representations. As before, the following methods of submission were available:
- our online consultation portal;
  - by completing and sending a comments form (available online, from the

area's libraries and both council's offices) either by post to South Holland District Council's offices or by email to the dedicated Local Plan email address.

- 3.14 A summary of the main issues raised during the consultation can be found in Appendix 3.

## Appendix 1: List of organisations and bodies invited to make representations on the Publication Version Local Plan (2017)

<b>Specific Consultation Bodies</b>	
▪ Anglian Water Services Ltd	▪ NHS Property Services Ltd
▪ British Telecom Plc	▪ O2 UK Ltd
▪ EE	▪ Orange Personal Communications Services
▪ Highways England, Boston and South Holland Highways	▪ Peterborough and Stamford Foundation Hospitals NHS Trust
▪ Historic England	▪ Pilgrim Hospital
▪ Lincolnshire East CCG	▪ South Lincolnshire CCG
▪ Lincolnshire NHS Shared Services	▪ The Coal Authority
▪ Lincolnshire Police	▪ The Environment Agency
▪ Lincolnshire Primary Care Trust	▪ The Homes and Communities Agency
▪ Marine Management Organisation	▪ Three
▪ National Grid	▪ United Lincolnshire Hospitals NHS Trust
▪ Natural England	▪ Vodafone Ltd
▪ Network Rail Ltd	▪ Western Power Distribution
▪ NHS England Midland and East (Central Midlands)	
<b>Specific Consultation Bodies – Local planning authorities in or adjoining the area</b>	
▪ Boston Borough Council	▪ Lincolnshire County Council
▪ Cambridgeshire County Council	▪ Norfolk County Council
▪ Central Lincolnshire Joint Policy Unit	▪ Peterborough City Council
▪ East Lindsey District Council	▪ South Holland District Council
▪ Fenland District Council	▪ South Kesteven District Council
▪ Kings Lynn and West Norfolk Borough Council	
<b>Specific Consultation Bodies – Town and Parish Councils in South East Lincolnshire</b>	
▪ Algarkirk Parish Council	▪ Gedney Hill Parish Council
▪ Amber Hill Parish Council	▪ Gedney Parish Council
▪ Benington Parish Council	▪ Gosberton Parish Council
▪ Bicker Parish Council	▪ Whaplode Parish Council
▪ Butterwick Parish Council	▪ Holbeach Parish Council
▪ Cowbit Parish Council	▪ Holland Fen with Brothertoft Parish Council
▪ Crowland Parish Council	▪ Kirton Parish Council
▪ Deeping St Nicholas Parish Council	▪ Leverton Parish Council
▪ Donington Parish Council	▪ Little Sutton Parish Council
▪ Fishtoft Parish Council	▪ Long Sutton Parish Council
▪ Fleet Parish Council	▪ Lutton Parish Council
▪ Fosdyke Parish Council	▪ Pinchbeck Parish Council
▪ Frampton Parish Council	▪ Old Leake Parish Council
▪ Freiston Parish Council	▪ Quadring Parish Council



▪ Surfleet Parish Council	▪ The Moultons Parish Council
▪ Sutterton Parish Council	▪ Wigtoft Parish Council
▪ Sutton Bridge Parish Council	▪ Wyberton Parish Council
▪ Sutton St Edmund Parish Council	▪ Tydd St Mary Parish Council
▪ Sutton St James Parish Council	▪ Weston Parish Council
▪ Swineshead Parish Council	▪ Wrangle Parish Council
<b>Specific Consultation Bodies – Town and Parish Councils in neighbouring authorities</b>	
▪ Baston Parish Council	▪ Market Deeping Parish Council
▪ Billingborough Parish Council	▪ Morton & Hanthorpe Parish Council
▪ Bourne Town Council	▪ Newborough and Borough Parish Council
▪ Coningsby Parish Council	▪ Newton Parish Council
▪ Deeping St James Parish Council	▪ New Leake Parish Council
▪ Dogdyke Parish Council	▪ North Kyme Parish Council
▪ Dowsby Parish Council	▪ Parson Drove Parish Council
▪ Dunsby Parish Council	▪ Pointon & Sempringham Parish Council
▪ Eastville Parish Council	▪ Rippingale Parish Council
▪ Friskney Parish Council	▪ South Kyme Parish Council
▪ Frithville Parish Council	▪ Sibsey Parish Council
▪ Gorefield Parish Council	▪ Swaton Parish Council
▪ Great Hale Parish Council	▪ Terrington St Clement Parish Council
▪ Haconby & Stainfield Parish Council	▪ Thorney Parish Council
▪ Heckington Parish Council	▪ Thurlby Parish Council
▪ Helpringham Parish Council	▪ Tydd St Giles Parish Council
▪ Horbling Parish Council	▪ Walpole Cross Keys Parish Council
▪ Langrville Parish Council	▪ Walpole Parish Council
▪ Langtoft Parish Council	▪ Wildmore Parish Council
▪ Little Hale Parish Council	
<b>Specific Consultation Bodies – Other “relevant authorities”</b>	
▪ Cambridgeshire Police	▪ Norfolk Police

<b>General Consultation Bodies</b>	
▪ 31/44 Architects	▪ Anglian Design Associates
▪ A P Sales	▪ Antony Aspbury Associates
▪ Accent Nene	▪ APB Planning
▪ ACERT	▪ Architectural and Surveying Services Ltd
▪ Adams Pork Products Ltd	▪ Arcus Consultancy Services Ltd
▪ Adlington	▪ Ark Property Centre
▪ Advance Housing	▪ Arts Council England, East Midlands
▪ Age UK Boston and South Holland	▪ Ashley King Developments
▪ Amec Foster Wheeler	▪ Bairstow Eves (East Midlands) Ltd
▪ Ancient Monuments Society	▪ Bambridges Solicitors
▪ Andrew Duffield Development Consultancy Services Development Consultancy	▪ Banks, Long & Co
▪ Angermann, Goddard & Loyd	▪ Barker Storey Matthews

▪ Barry Johnson Architects	▪ Christopher Kemp
▪ Barton Willmore LLP	▪ Chrysalis Homes Ltd
▪ Berry Bros	▪ Church Commissioners
▪ Bidwells	▪ Civil Aviation Authority
▪ BilfingerGVA	▪ Clive Wicks Associates
▪ Blackfriars Arts Centre	▪ Clowes Developments (UK) Limited
▪ Black Sluice Internal Drainage Board	▪ Colan Campbell & Rosi Coutts
▪ Bloombridge Development Partners	▪ Colliers CRE
▪ BNP Paribas Real Estate UK	▪ Community Lincolnshire
▪ Boston Mayflower Ltd	▪ Connolly Land & Developments Ltd.
▪ Boston and District Sports Forum	▪ Cooper Architectural Design
▪ Boston and South Holland Highways	▪ Core Architects
▪ Boston Area Partnership	▪ Council for British Archaeology
▪ Boston Belles Transgendered Support Group	▪ Country Landowners
▪ Boston Chamber of Commerce	▪ CPRE Lincolnshire
▪ Boston Civic Group	▪ Create Planning Consultancy
▪ Boston Community Transport	▪ CRM Longstaff
▪ Boston Disability Forum	▪ Cruso & Wilkin
▪ Boston Preservation Trust	▪ Cushman and Wakefield
▪ Boston Woods Trust	▪ Cyden Homes Limited
▪ Boston, Spalding and District Trades Union	▪ D & S Factors
▪ Bovis Homes Ltd Central Region	▪ D B Lawrence & Associates
▪ Bowser Solicitors	▪ D Brown Builders
▪ Bradshaws Planning Consultancy	▪ D W Bradley
▪ Brian Barber Associates	▪ Dalehead Foods
▪ British Waterways	▪ David Lock Associates
▪ Broadgate Homes Ltd	▪ Deaf Lincs
▪ Broadway Malyan Planning	▪ Defence Infrastructure Organisation
▪ Brown & Co	▪ Deloitte LLP
▪ Bruce Mather and Co	▪ Design Council CABE
▪ Budworth Brown	▪ Dialogue communicating planning
▪ Butterfly Trust Lincolnshire	▪ Disability Rights Commission
▪ Calthrops Solicitors	▪ DLP (Planning) LTD
▪ Campaign for Better Transport	▪ DPDS Consulting Group
▪ Campaign for Real Ale	▪ DTZ
▪ Cannon Kirk Homes	▪ East Midlands Design Associates
▪ Capita Symonds	▪ EJW Planning Limited
▪ Carter Jonas LLP	▪ Eleys Newton Fallowell
▪ Castle Building Ltd.	▪ Europa Tyres
▪ Centre Point	▪ East Midlands Councils
▪ Centrepont Outreach	▪ East Midlands Trains
▪ Childers Caravans	▪ Fairhurst
▪ Chestnut Homes	▪ Federation of Small Businesses Wash Branch
▪ Childrens Links	▪ Feldbinder (UK) Ltd

▪ FFT Planning	▪ Intergreen
▪ First Plan	▪ J H Walter LLP
▪ Fisher German LLP	▪ J R Fearn
▪ Fogarty's (Filled Products) Ltd	▪ JAS Martin & Co
▪ Forestry Commission	▪ JDM Food Group
▪ Fox Land & Property Ltd.	▪ Jelsons Limited
▪ Foxley Tagg Planning Ltd	▪ Jenny McIntee Architectural Design
▪ Freeths LLP	▪ JHG Planning Consultancy Ltd
▪ Friends of the Earth	▪ John D Lynch
▪ Fusion Aluminium Welding Ltd	▪ John Martin and Associates
▪ G R Merchant Ltd	▪ Johnson Brook Ltd
▪ GB Security Group	▪ Just Lincolnshire
▪ Geoffrey Collings	▪ K P Developments
▪ George Barnsdale & Sons Ltd	▪ Keith Baker Design and Management
▪ Georgian Group	▪ Kier (Land)
▪ GL Hearn Property Consultants	▪ Kier Homes Ltd
▪ Gladman	▪ KMB Ltd
▪ Godfrey Construction Ltd	▪ Knight Frank LLP
▪ GR Planning Consultancy Ltd	▪ L&H Homes
▪ Grace Machin Planning and Property	▪ Lamb and Holmes
▪ Greater Lincolnshire Nature Partnership	▪ Lambert Smith Hampton
▪ Greaves Project Management Ltd	▪ Lambert's Transport
▪ Gregory Gray Associates	▪ Larkfleet Homes
▪ Groundwork Lincs	▪ Lawn Tennis Association
▪ GVA Grimley	▪ LC Packaging
▪ H H Adkins (Contractors) Ltd	▪ Leith Planning Ltd
▪ Hallgate Timber	▪ Library Supply Services
▪ Hargrave International Ltd	▪ Lincoln COOP Society
▪ Harris Lamb	▪ Lincoln Diocesan Trsut
▪ Health and Safety Executive	▪ Lincolnshire Bat Group
▪ Heaton Planning Ltd.	▪ Lincolnshire Chamber of Commerce
▪ Henry Bletsoe and Son	▪ Lincolnshire Disability Forum
▪ Heritage Trust of Lincolnshire	▪ Lincolnshire CVS
▪ Hix & Son	▪ Lincolnshire Enterprise
▪ Holbeach and District Civic Society	▪ Lincolnshire Fieldpaths Association
▪ Home Builders Federation	▪ Lincolnshire Property Services
▪ Homeless Hostel	▪ Lincolnshire Rural Housing Association
▪ Housing and Care 21	▪ Lincolnshire Rural Support Network
▪ Hulme Upright Manning	▪ Lincolnshire Sport
▪ Hume Planning Consultancy Ltd	▪ Lincolnshire Wildlife
▪ IBA Planning	▪ Lincolnshire YMCA
▪ Icen Projects	▪ Lincs Design Consultancy
▪ ID Planning	▪ Lindum Group Ltd
▪ IDPSearch Ltd	▪ Lingarden Flowers Ltd
▪ Indigo Planning	▪ Longhurst Housing Association Ltd
▪ Ingleton Wood	▪ Long Sutton and District Civic Society

▪ M Baker & Sons (Produce) Ltd	▪ Peter Humphrey Associates Ltd.
▪ Maples Solicitors LLP	▪ PF Booth & Son
▪ Martin Wright	▪ Pilgrim College Ltd
▪ Masons	▪ Pink Planning
▪ Matrix Planning Ltd	▪ Pioneer Housing and Development Consultants
▪ MaxeyGrounds & Co.	▪ Places for People Developments Ltd
▪ Metsa Wood UK Ltd	▪ PlanInfo
▪ Ministry of Defence	▪ Planning Aid Service
▪ Molsom & Partners	▪ Planning Issues
▪ Morley Brown & Co	▪ Planning Potential
▪ Morris Site Machinery Ltd	▪ Planware Ltd
▪ Morriss & Mennie	▪ Pocklington Fuels
▪ Mouchel Consulting	▪ Port of Boston Ltd
▪ Mr A Hornsby	▪ Port Sutton Bridge
▪ Mr A Murfet	▪ PPM Lincs Ltd
▪ Mr G A Crust	▪ Princebuild Ltd
▪ Mr H Baxter	▪ Princes Limited
▪ Mr J Swithinbank	▪ Pygott & Crone
▪ Mr M Williams	▪ QV Foods
▪ Mr N Webster	▪ R Longstaff & Co.
▪ Mr R Lowe	▪ Ramblers Association
▪ Mr T Clay	▪ Rapleys
▪ MRK Plant Hire	▪ Remway Design Ltd
▪ Mrs A Newton	▪ Renewable Energy Systems Limited
▪ Mrs K Grunnel	▪ Renewable UK
▪ Munton & Russell	▪ RH & RW Clutton LLP
▪ National Association of Local Councils	▪ Richborough Estates Ltd
▪ National Federation of Gypsy Liaison Groups	▪ Road Haulage Association
▪ National Playing Fields Association	▪ Robert Bell & Co
▪ Neil Dowlman Architecture	▪ Rochester Properties Ltd
▪ Nestwood Homes	▪ Rolec Services Ltd
▪ New Linx Housing Trust	▪ Rollinson Planning Consultancy Ltd
▪ NFU East Midlands Region	▪ Royal Mail Group Plc
▪ NJL Consulting	▪ Roythornes LLP
▪ NLP	▪ RPS CGMS
▪ North Level Internal Drainage Board	▪ RSPB
▪ Office of Rail Regulator	▪ RWE Innogy UK Ltd
▪ Open Spaces Society	▪ Samuel Harding & Sons Ltd
▪ Origin Design Studio	▪ Sanderson Wetherall
▪ Peacock & Smith	▪ Save Britains Heritage
▪ Pearson Packages Ltd	▪ Savills (UK) Limited
▪ Pedals 2011	▪ SCARAB
▪ Pegasus Planning Group	▪ Scania GB Ltd
▪ Persimmon Homes (East Midlands)	▪ Scott Wilson Ltd.

▪ Seagate Homes	▪ The Planning Bureau Ltd
▪ Sedge Homes	▪ The Ringrose Law Group
▪ Select Timber & MDF Products	▪ The Robert Doughty Consultancy
▪ ShakespeareMartineau	▪ The Scotts Miracle-Gro Co.(UK) Ltd
▪ Sharman Burgess Ltd	▪ The Theatres Trust
▪ Shire Garden Buildings	▪ Transflor Ltd
▪ Shrimplin Brown	▪ Tulip Design
▪ Signet Planning	▪ Tulip Ltd
▪ SLR Consulting Ltd	▪ Turley Associates
▪ Society for the Protection of Ancient Buildings	▪ Turnberry Planning Ltd
▪ Society of Lincolnshire History and Archaeology	▪ Turners Soham Ltd
▪ South Lincolnshire CVS	▪ Utility Consultancy and Engineering Ltd
▪ Spalding & District Civic Society	▪ Vale Planning Consultants
▪ Spalding and Peterborough Transport Forum	▪ Victorian Society
▪ Spalding Bakery	▪ Vinci Mouchel Ltd
▪ Spalding Chamber of Commerce	▪ Walton & Co
▪ Sport England	▪ Waterloo Housing
▪ Springfields	▪ Water Management Alliance
▪ SRA Architecture Ltd	▪ Welland and Deepings Internal Drainage Board
▪ SSA Planning Ltd	▪ Welland Seniors' Forum
▪ St Matthew Housing Association	▪ Wenman Building Design
▪ Status Design	▪ West End Traders Association
▪ Stephen Knipe & Co	▪ Wheatley Homes Ltd.
▪ Stewart Ross Associates	▪ William H Brown
▪ Stratus Environmental	▪ Wilson and Heath
▪ Studio 11 Architecture Ltd	▪ Wilson Bowden Developments Ltd.
▪ Sustrans	▪ Wind Prospect Group Ltd
▪ Swineshead Developments	▪ Witham Fourth Internal Drainage Board
▪ Tarmac	▪ Witham Valley
▪ Terry Sykes (Design & Build)	▪ WNNEMS
▪ Tetlow King Planning	▪ Women's Centre Boston
▪ TGWU	▪ Woodland Trust
▪ The Bell Cornwell Partnership	▪ Woods Hardwick Planning Ltd
▪ The Burdens Group	▪ Wyberton Playing Fields Association
▪ The Crown Estate	▪ WYG
▪ The Development Planning Partnership	
▪ The Gardens Trust	
▪ The Haven Dock Co. Ltd	
▪ The Inland Waterways Association	
▪ The Planning Inspectorate	

N.B. The tables above do not include the names of the 68 elected members of Boston Borough Council and South Holland District Council, 2 Members of Parliament for the Boston & Skegness and South Holland & The Deepings constituencies and almost 1,000 individuals (that appear to be members of the public as opposed to representing any specific organisation) who were invited by the Joint Committee to make representations on the Publication Version of the Local Plan.

## Appendix 2: Details of how bodies and persons were invited to make representations on the Publication Version Local Plan (2017)

An example of the letter sent prior to the Publication Version consultation



South East Lincolnshire  
Joint Strategic Planning Committee

# South East Lincolnshire Local Plan

Your Ref:

Tel: 01205 314327

Our Ref: PJU/LAA

Fax: 01205 314313

E-mail: Peter.Udy@boston.gov.uk

21 June 2017

Dear Sir/Madam

### South East Lincolnshire Local Plan 2011-2036: Publication Version Consultation

I am writing to you on behalf of the South East Lincolnshire Joint Strategic Planning Committee to notify you under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 that the South East Lincolnshire Local Plan 2011-2036: Publication Version, and other proposed submission documents, are being published for a 6-week period of public consultation. The consultation period will run from Monday 10<sup>th</sup> April 2017 to Monday 22<sup>nd</sup> May 2017 and it will be the last chance to make comments on the Local Plan before it is submitted to the Secretary of State. As we are now at formal publication stage, this consultation will be different to previous ones undertaken in that the comments made must relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements. As a consequence there will not be any public exhibitions at village halls as has previously occurred. A guidance note will therefore be available to view on our website from the 10<sup>th</sup> April ([www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)) which sets out advice on how to respond to the consultation.

The consultation documents comprise of:

- South East Lincolnshire Local Plan 2011-2036: Publication Version;
- Policies Map;
- Sustainability Appraisal (and Non-Technical Summary);
- Statement of Consultation; and
- Other supporting documents.

The documents will be available to view and download from [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org) and an online consultation portal will also be available at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation) from the 10th April. It should be noted that the address currently links to the previous July/August 2016

consultation. Paper copies will be available to view at the council offices in Boston and Spalding, and in the area's libraries and mobile libraries during normal office hours.

There are three ways in which comments can be submitted:

- Preferably electronically on the dedicated online consultation portal at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation);
- By emailing a comment form (available to download from the website or collect at the above locations) to [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk); or
- By post using the comment form to:  
South East Lincolnshire Local Plan, South Holland District Council Offices,  
Priory Road, Spalding, Lincs, PE11 2XE.

Comments must be received by 5pm on Monday 22<sup>nd</sup> May 2017. All comments received will be submitted to the Secretary of State and considered as part of an independent Examination in Public by a Planning Inspector. Only comments received within the consultation period have a statutory right to be considered by the Inspector.

For further information, please contact the Local Planning team at [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk) or on either 01205 314337 (Boston Borough) or 01775 764476 (South Holland).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Udy', with a stylized flourish at the end.

**Peter Udy**  
Forward Planning Officer



## Statement of the Representations Procedure and Availability of Documents



### Statement of the Representations Procedure and Availability of Documents

#### Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012

The South East Lincolnshire Joint Strategic Planning Committee has prepared the South East Lincolnshire Local Plan 2011-2036: Publication Version for submission to the Secretary of State later this year, for independent examination. This Statement of the Representations Procedure has been prepared in accordance with regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and gives details of the arrangements for inspection and public involvement.

#### **Title of the Local Plan**

South East Lincolnshire Local Plan 2011-2036: Publication Version

#### **Subject Matter and Area Covered by the Plan**

The South East Lincolnshire Local Plan 2011-2036: Publication Version identifies land and allocates sites for different types of development, such as housing and employment, in order to meet the area's needs, as well as identifying those areas of land which must be protected from development – perhaps because of their historic or environmental importance. It also covers a wide range of other planning related matters in the form of policies, against which planning applications can be judged. The Plan covers the whole of the local authority areas of Boston Borough Council and South Holland District Council.

#### **Period for Representations**

Representations are invited on the South East Lincolnshire Local Plan 2011-2036: Publication Version for a period of six weeks which begins on Monday 10<sup>th</sup> April 2017 and ends at 5.00pm on Monday 22<sup>nd</sup> May 2017.

#### **Statement of Fact**

A copy of the South East Lincolnshire Local Plan 2011-2036: Publication Version, together with the other proposed submission documents (as defined by regulation 17 of the aforementioned regulations) and comment form, will be available online at [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org).

The South East Lincolnshire Local Plan 2011-2036: Publication Version and a selection of the other proposed submission documents will also be available to view at the following locations during normal office hours:

- Boston Borough Council, Municipal Buildings, West Street, Boston, PE21 8QR;
  - South Holland District Council Offices, Priory Road, Spalding, PE11 2XE; and
  - Libraries in Boston, Crowland, Donington, Holbeach, Kirton, Long Sutton, Pinchbeck, Sutton Bridge and Swineshead, as well as the area's mobile libraries.
- Each of these places is intended to have a supply of comment forms for submitting representations, which we will endeavour to replace should demand arise.

### **How to Make Representations**

- Comments may be submitted through the online consultation portal at: [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)
- They can also be submitted by email, using the comment form, to: [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)
- Alternatively, comment forms can be returned by post to:  
South East Lincolnshire Local Plan,  
South Holland District Council,  
Priory Road,  
Spalding,  
PE11 2XE

Comment forms are available to download from [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation) or can be collected from all locations where the South East Lincolnshire Local Plan 2011-2036: Publication Version is available for public inspection. Use of the standard comment form (or the online version on the portal) is recommended as this will ensure that comments made are related to matters relevant to the subsequent examination by a Planning Inspector.

Representations may be made in writing or by electronic communication.

Please note that all comments received will be available for public inspection and therefore cannot be treated as confidential.

### **Notification of Further Stages**

Representations may be accompanied by a request to be notified at a specific address of:

- The submission of the South East Lincolnshire Local Plan 2011-2036 to the Secretary of State for independent examination;
- The recommendations of any person appointed to carry out independent examination of the Local Plan; and
- The adoption of the Local Plan.

For representations made using the comment form, the above requests can be made simply by leaving the grey box for Question 8 blank.

# CLASSIFIED

**Roofing Services**

**Fascias, Soffits and Guttering**

**fusion** FREE QUOTES  
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# PUBLIC NOTICES

## LICENSING ACT 2003

**NOTICE OF APPLICATION FOR A PREMISES LICENCE**

Notice is hereby given that David Robinson has applied in respect of Rookery Farm Packing Ltd, Rookery Farm, Joys Bank, Holbeach St Johns, Spalding PE12 8SG for a Premises Licence under the Licensing Act 2003 to allow for the storing and dispatching of alcohol between the hours of 08:00am and 16:30pm Monday to Friday.

Representations to this application must be made in writing by 19th April 2017 to the Licensing Team, South Holland District Council, Council Offices, Priory Road, Spalding, PE11 2XE where applications can be inspected during office hours.

It is an offence liable on summary conviction to a maximum fine of £5000 to knowingly or recklessly make a false statement in connection with this application.

## LINCOLNSHIRE COUNTY COUNCIL

### ROAD TRAFFIC REGULATION ACT 1984

### TEMPORARY RESTRICTION TO TRAFFIC (SPALDING - LOW ROAD/HALMER GATE)

NOTICE IS HEREBY GIVEN THAT LINCOLNSHIRE COUNTY COUNCIL has made an Order on Low Road/Halmer Gate to allow for essential maintenance works to be carried out.

The effect of the Order will be to close the roads to traffic. Access will be maintained to properties on the affected length of road but may be subject to delays.

The works are expected to commence on or about 3 April 2017 and continue for approximately 2 weeks.

The Order will come into operation on 3 April 2017 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2002.

**R A WILLS, EXECUTIVE DIRECTOR (ENVIRONMENT & ECONOMY)**

## Notice of Statutory Consultation

Notice is hereby given that the South East Lincolnshire Local Plan 2011-2036: Publication Version will be published for a six week consultation period under Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period will commence on Monday 10th April 2017 and end on Monday 22nd May 2017. All comments must be received by 5pm on 22nd May 2017.

During the consultation period a copy of the Publication Version Local Plan, together with the other proposed submission documents (as defined by regulation 17 of the aforementioned regulations) and comment form, can be viewed online at [www.southeastlincolnlocalplan.org/consultation](http://www.southeastlincolnlocalplan.org/consultation) and at the following locations during normal office hours:

- Boston Borough Council offices;
- South Holland District Council offices; and
- All local libraries within Boston Borough and South Holland District (including the mobile libraries).

There are three ways in which comments can be submitted:

- Preferably electronically on the dedicated online consultation portal at: [www.southeastlincolnlocalplan.org/consultation](http://www.southeastlincolnlocalplan.org/consultation);
- By email using the comment form (available at the above locations) at: [southeastlincolnlocalplan@sholland.gov.uk](mailto:southeastlincolnlocalplan@sholland.gov.uk); or
- By post using the comment form to: South East Lincolnshire Local Plan, South Holland District Council Offices, Priory Road, Spalding, Lincs, PE11 2XE.

All comments received will be submitted to the Secretary of State and considered as part of an independent Examination in Public by a Planning Inspector. Only comments received within the consultation period have a statutory right to be considered by the Inspector.

Comments on the Publication Version of the South East Lincolnshire Local Plan or any other proposed submission documents should only relate to matters of legal and procedural compliance, 'soundness' and whether it has been prepared in conformity with the Duty to Cooperate. A Guidance Note on completing the comment form, as well as the full Statement of Representations Procedure, is available to view and download from our website (address above).

If you require further information, please contact the Local Planning team by email at [southeastlincolnlocalplan@sholland.gov.uk](mailto:southeastlincolnlocalplan@sholland.gov.uk) or by phone either on 01205 314337 (Boston Borough) or 01775 784476 (South Holland).



Advert in April edition of Simply Boston and Simply Spalding<sup>1</sup>

## South East Lincolnshire Local Plan 2011-2036: Publication Version is being published on 10th April 2017 for a 6 week consultation period that will run until 22nd May 2017

The South East Lincolnshire Local Plan covers the whole of the local authority areas of Boston Borough Council and South Holland District Council and will guide development and use of land in the area up until 2036.

As we are now at the final stage of plan preparation this consultation will be different to previous ones undertaken in that the comments made must relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements. A guidance note will therefore be available to view on our website: [southeastlincslocalplan.org](http://southeastlincslocalplan.org), which sets out advice on how to respond.

The Publication Version Local Plan includes sites to be allocated for different types of development, such as housing and employment, in order to meet the area's needs, as well as identifying those areas of land which must be protected from development - perhaps because of their historic or environmental importance. It also covers a wide range of other planning related matters in the form of policies, against which planning applications can be judged.

We will also be publishing a number of other documents for consultation including the Policies Map, Sustainability Appraisal, Statement of Consultation as well as other supporting documents.

The documents will be available to view on our website (address opposite), in the area's libraries, mobile libraries and the council offices in Boston and Spalding, during normal office hours. An online consultation portal will also be available at: [southeastlincslocalplan.org/consultation](http://southeastlincslocalplan.org/consultation) from the 10th April 2017.

Cllr Peter Bedford, chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "We have taken on board the comments you have made so far about how you would like to see Boston Borough and South Holland developed. A lot of work has gone into its production, and it cannot be stressed enough how important this will be in influencing where we build up until 2036.

You now have a final chance to comment on the plan, before it is submitted, to help shape the future for generations to come."

### You can comment on the consultation documents:

- Preferably online via our dedicated consultation portal at: [southeastlincslocalplan.org/consultation](http://southeastlincslocalplan.org/consultation)
- By emailing a completed comment form (available to download from our website or collect at locations listed to the left) to [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)
- By post using the comment form to:  
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South Holland District Council Offices,  
Priory Road, Spalding, Lincolnshire, PE11 2XE

**Comments made must be received  
by 5pm on 22nd May 2017**

All comments received will be submitted to the Secretary of State and considered as part of an independent Examination in Public by a Planning Inspector.

For further information, please contact the Local Planning team at:  
[southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)  
or call : 01205 314337 (Boston Borough)  
01775 764476 (South Holland)



<sup>1</sup> The May edition included a very similar advert with minor tweaks to wording given that the consultation had commenced.

## Press release on South Holland District Council website (27<sup>th</sup> March 2017)

Final chance to have your say on Local Plan - Internet Explorer

http://www.southholland.gov.uk/5307/Final-chance-to-have-your-say-on-Local-Plan

Skip Navigation | Home | Accessibility | Search | Login / Change personal settings

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New app to promote district towns

Fly tipping case highlights duty of care

Independent businesses invited to workshop

Fly-tipper handed heavy fine

Man fined after items dumped

Food Hygiene Ratings remain at all-time high

Council thanked following eviction

Councillors in favour of combined authority

Public thanked for spotting fly-tipper

Volunteers thanked by Council Chairman

### Final chance to have your say on Local Plan

**Residents in South Holland are being invited to have their say on the Publication Version of the South East Lincolnshire Local Plan.**



South East Lincolnshire Local Plan

The new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) has been prepared to guide development and use of land in the area up until 2036.

It includes sites to be allocated for different types of development, such as housing and employment in order to meet the area's needs, as well as identifying areas of land which must be protected from development.

It also covers a wide range of other planning related matters in the form of policies, against which planning applications can be judged.

The Publication Version of the plan will be made available to residents as part of a six week consultation period starting on April 10 and running until May 22.

This is the final round of consultation that will take place before the Plan is submitted to the Secretary of State for independent examination in public.

Unlike previous consultations, comments made must now relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements - a guidance note on how to make comments is available at [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org).

Clr Peter Bedford, chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "We have taken on board the comments you have made so far about how you would like to see Boston Borough and South Holland developed.

"A lot of work has gone into its production and it cannot be stressed enough how important this will be in influencing where we build up until 2036.

"You now have a final chance to comment on the plan, before it is submitted, to help shape the future for generations to come."

All of the documents being published for consultation will be available to view from April 10 online at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation); in libraries and mobile libraries and at the council offices in Boston and Spalding, during normal office hours.

You can comment on the consultation documents in the following ways:

- Online via our dedicated consultation portal at: [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)
- By emailing a completed comment form (available to download from our website or can be collected at locations listed above) to: [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)

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Youngsters learn about smoking dangers
South Holland says no to domestic abuse
Recycling sacks distribution to change

- By posting a completed comment form to: South Holland District Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE

Comments must be received by 5pm on May 22<sup>nd</sup>. If you have commented during previous consultations it is not necessary to repeat those comments this time around as they have already been considered in reaching this stage. All comments made in previous consultations will be submitted to the Secretary of State.

For more information contact the Local Planning team by emailing [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk) or call 01775 764476.

**A 6 week public consultation is being held on the**  
**South East Lincolnshire Local Plan**  
**2011-2036: Publication Version**  
**from Monday 10<sup>th</sup> April 2017 until Monday 22<sup>nd</sup> May 2017**



This is the **final round of consultation** that will take place before the Plan is submitted to the Secretary of State for independent Examination in Public.

Unlike previous consultations, comments made must now relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements – Guidance on how to make comments will be available on our website.

All of the documents being published for consultation will be available to view from the 10<sup>th</sup> April 2017 on our online consultation portal at: [southeastlincslocalplan.org/consultation](http://southeastlincslocalplan.org/consultation); in the area's libraries and mobile libraries; and the council offices in Boston and Spalding (addresses below), during normal office hours.

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- By post using the comment form to:  
South East Lincolnshire Local Plan, South Holland District Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE

**Comments must be received by 5pm on 22<sup>nd</sup> May 2017**



Council Offices, Priory Road, Spalding, PE11 2XE and  
Municipal Buildings, West Street, Boston, PE21 8QR

Visit the website at: [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org) for more information.



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OUR TEAM



**EDITOR**  
Rachel Mayfield  
01775 660527  
rachel@spaldingvoice.co.uk

**PRODUCTION EDITOR**  
Tracy Sweetland  
01775 660566  
tracy@spaldingvoice.co.uk

**DESIGN EDITOR**  
Nikki Clucas  
01775 660555  
nikki@spaldingvoice.co.uk

**SPORTS EDITOR**  
Andrew Clucas  
01775 660554  
andy@spaldingvoice.co.uk



**NEWS EDITOR**  
Nigel Chapman  
01775 660525  
nigel@spaldingvoice.co.uk

**SENIOR REPORTER**  
James Bedford  
01775 729266  
james@spaldingvoice.co.uk

**SALES MANAGER**  
Melanie Iggodike  
01775 660666  
melanie@spaldingvoice.co.uk

**SALES EXECUTIVE**  
Lynda Robinson  
01775 660522  
lynda@spaldingvoice.co.uk



**SALES EXECUTIVE**  
Gill Whelan  
01775 660560  
gill@spaldingvoice.co.uk

**SALES EXECUTIVE**  
Claire Sharpe  
01775 667509  
claire@spaldingvoice.co.uk

**RECEPTIONIST**  
Lisa Coley  
01775 660261  
lisa@spaldingvoice.co.uk

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NEWS

# Shape of things to come

BY NIGEL CHAPMAN  
nigel@spaldingvoice.co.uk  
Twitter: @Voice\_Nigel

## Local Plan highlights development to 2036

The suite of 31 planning policies detailing how development will be permitted in South Holland over the next 19 years is expected to be approved today (Thursday).

The emerging South East Lincolnshire Local Plan 2011-36, which details policies such as distribution of housing, strategic approach to flood risk and climate change and renewable and low carbon energy, is already six years into its period as it

nears adoption. The vision statement says: "By 2036 growth will be concentrated in South East Lincolnshire's most sustainable settlements, taking into account the sensitivity of the predominantly rural, flat, open landscape and the risk of flooding. The majority of development will be focussed in Boston and Spalding, but there will also be an appropriate level of growth in some of the area's

smaller towns and villages to ensure that they remain resilient and sustainable." It adds: "South East Lincolnshire will be better connected by sustainable modes of transport, which will help ensure access to key services and facilities and places of employment is more accessible to all, as well as helping to reduce carbon emissions."

Under housing needs, the plan provides for 11,125 in South Holland at 445 per

year by 2036. By comparison, Boston Borough is earmarked for 7,550 at 300 per year. Spalding will have 5,255 more houses and Holbeach 2,100, Long Sutton 580, Crowland 500, Donington 450, Sutton Bridge 260 and Finchbeck 240. The most significant development is Vematts Sustainable Urban Extension - 4,000 homes helping deliver the Spalding Western Relief Road in three phases from a five-spur roundabout at the junction of Spalding Road and Enterprise Way to the A151 Bourne Road. The Local Plan is due to go to public consultation between April 10 and May 22.

## Springfields: 'We must grow to compete'

Springfields Outlet Shopping and Festival Gardens has welcomed the inclusion of extra retail allocation in the Local Plan. A spokesman said: "We have actively engaged in the ongoing Local Plan process and have made the case for further retail space at Springfields to help meet the retail need identified in the council's Retail Study. In the 12 years since we

first opened, Springfields has become one of the area's most visited tourist attractions, bringing more than 2.3 million people to Spalding each year, from far and wide. This supports significant local employment - of the circa 500 people who work here, 90 per cent live within a short drive. "However, we cannot stand still. Springfields is

one of the smallest outlet centres in the country striving to attract more national and international brands to Spalding. "We have done well recently attracting Fat Face and other great names but have lost out on several occasions to top brands as we are not seen as substantial enough. We also face increasing competition from the

internet and other outlet centres elsewhere. "The Local Plan allocates additional retail space at Springfields, which would present an opportunity for further improvement of the centre and with it more jobs for local people. We welcome this and will continue to engage with the local authority and the plan process as it progresses."

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NEWS



Chosen toast fantastic start to year

Chosen Charity has handed out donations to the total of £8,000.

Members presented Mencap Gateway with £3,000 which is earmarked towards funding a coach trip for its 60 members to a zoo in Yorkshire.

Chosen has also donated £5,000 to the

Holbeach branch of LIVES.

Holbeach has three responders but only one bag of equipment so, if a responder is out on a call, the other two are left without any equipment.

The donations cap a brilliant start to the new year for Chosen which has donated £18,000 in the first

quarter of 2017.

Pictured (from the left) are: Sheila Hodges, Karen Howard (Mencap), Pauline Mackmen, Mary Cooper, Iris Boland, Jenny Pascal, Dorothy Holdbrook, Jill Newton, Amanda Mackey (LIVES), Tanya Leosend (LIVES). Back row: Mary Cooper and Carol Forster.

Last chance to have a say on Local Plan

Residents in South Holland have a final chance to express their views on the publication version of the South East Lincolnshire Local Plan.

The new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) has been prepared to guide development and use of land in the area up until 2036.

It includes sites to be allocated for different types of development, such as housing and employment in order to meet the area's needs, as well as identifying areas of land which must be protected from development.

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Coun Peter Bedford, chairman of the South East Lincolnshire joint strategic planning committee, said: "A lot of work has gone into its production and it cannot be stressed enough how important this will be in influencing where we build up until 2036."

"You now have a final chance to comment on the plan, before it is submitted, to help shape the future for generations to come."

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- By emailing a completed comment form (available to download from a website or can be collected at locations listed above) to: [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)

- By posting a completed comment form to: South Holland District Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE.

Comments must be received by 5pm on May 22.

Council approval for Surfleet scheme

An application by Surfleet Parish Council to have the parish designated as a neighbourhood area, with a view to producing a Neighbourhood Plan, has been approved by South Holland District Council.

Neighbourhood Planning offers communities the opportunity to shape future development by creating local policies which are used to determine planning applications.

A six week consultation in the proposed Surfleet Neighbourhood Area was held by South Holland District Council between

January 20 and March 3. South Holland District Council judged the proposal to be acceptable and this week members of the authority's Cabinet gave it the green light.

Surfleet Parish Council will now start work to compile the Neighbourhood Plan.

A spokesperson for South Holland District Council said: "Having a Neighbourhood Plan in place will have a positive impact on future development in Surfleet and give residents greater ownership of the plans and

policies that affect their area."

"Neighbourhood Plans can influence the type, design, location and mix of new development and ensure important local spaces are protected for future generations."

"This is the first neighbourhood area to be designated in South Holland and we are confident that it will play a beneficial role in the area's future."

For more information on Neighbourhood Plans, including a map of the Surfleet area, visit [www.sholland.gov.uk](http://www.sholland.gov.uk)

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# Accused of killing his estranged wife

**A man murdered his estranged wife just hours after celebrating his birthday with friends, a jury at Lincoln Crown Court has been told.**

Gytis Griskevicius is alleged to have visited his wife, Spalding factory worker Marina Erte (33), at her first floor flat in Boston and attacked her, leaving her with severe head injuries, before drowning her in the bath.

Griskevicius is then alleged to have set fire to the property in Elizabeth Road before walking out. Later, following his arrest, the prosecution claim the defendant confessed to a cellmate while remanded in custody after being charged with murder.

William Harbage QC told the jury on Tuesday: "Marina Erte's body was found naked in the bath in her flat by firemen who had been called out by neighbours.

"Subsequent examination

revealed she had been severely beaten about the head. She had then been placed in the bath and drowned by holding a shower attachment up against her face deliberately.

"There can be no doubt that whoever did this intended to kill her and did so. Whoever did it is undoubtedly guilty of murder.

"After Marina had been killed an attempt had been made by her killer to destroy her flat by setting fire to the carpet on the stairs. Although the fire burned slowly for quite a while it didn't catch on and destroy the whole flat."

The court was told that the couple married in 2010 but separated five years later.

Marina formed a relationship with another man and Mr Harbage told the jury: "There is evidence that the defendant was jealous. There is even evidence that he was talking about revenge."

Mr Harbage said that

Griskevicius celebrated his birthday the day before the alleged murder with a barbecue with his housemates.

Later Griskevicius visited Marina's flat and the pair of them went to the Asda store where they bought a bottle of whisky and some crisps before returning to Elizabeth Road.

Mr Harbage said that following his arrest Griskevicius destroyed the shirt he was wearing and lied to police about his movements.

Griskevicius (32), of St Ann's Lane, Boston, denies the murder of Marina Erte on May 20, 2016.

At the time of her death Marina Erte was working at the FESA fruit packing company in Spalding.

Yesterday (Wednesday) the court heard Griskevicius had previously spoken about paying someone to get rid of Marina, whose friend Anita Zeleznova told the jury: "He was angry because he loved

her very much.

"He was so angry that I think he wished for her not to exist any more. I think he wished death to her. He said he was willing to pay someone to get rid of her. As far as I understood he meant to murder her."

Ingreda Sabunina, a friend and former work colleague of Marina Erte, told the jury that Marina believed that Griskevicius was responsible for the theft of a bicycle, her cat disappearing and her car being super-glued.

Irina Sura, another friend of Marina, told the jury that Marina expressed concern that Griskevicius was stalking her. She said that Marina was worried after Griskevicius discovered her address when she moved into her flat in Elizabeth Road, Boston.

She said Marina eventually bought surveillance cameras but she never installed them.

• **The trial continues.**

## Final chance to have a say on Local Plan

Residents in South Holland are being invited to have their say on the Publication Version of the South East Lincolnshire Local Plan.

The new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) has been prepared to guide development and use of land in the area up until 2036.

It includes sites to be allocated for different types of development, such as housing and employment in order to meet the area's needs, as well as identifying areas of land which must be protected from development.

It also covers a wide range of other planning-related matters in the form of policies, against which planning applications can be judged.

The Publication Version of the plan will be made available to residents as part of a six week consultation period starting on April 10 and running until May 22.

This is the final round of consultation that will take place before the plan is submitted to the Secretary of State for independent ex-

amination in public.

Unlike previous consultations, comments made must now relate to whether the plan is 'sound' and complies with legal and procedural requirements - a guidance note on how to make comments is available at [www.southeastlincolnlocalplan.org](http://www.southeastlincolnlocalplan.org)

All of the documents being published for consultation will be available to view from April 10 online at [www.southeastlincolnlocalplan.org/consultation](http://www.southeastlincolnlocalplan.org/consultation); in libraries and mobile libraries and at the council offices in Boston and Spalding, during normal office hours.

You can comment on the documents online at: [www.southeastlincolnlocalplan.org/consultation](http://www.southeastlincolnlocalplan.org/consultation), by emailing a completed comment form (available to download from South Holland District Council's website or collected at locations listed above) to: [southeastlincolnlocalplan@sholland.gov.uk](mailto:southeastlincolnlocalplan@sholland.gov.uk)

By posting to: South Holland District Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE.

Comments must be received by 5pm on May 22.

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## Major investment for Kirton convenience store

Following a £150,000 investment, a new-look Costcutter convenience store is preparing to open on Boston Road, Kirton, offering customers greater choice, more in-store offers and a fresh new look.

As the third new-look Costcutter in the UK and the first in the Midlands, the store forms part of a brand transformation programme that better responds to the needs of today's shoppers.

The store will offer an extensive range of convenience products including food-to-go, a comprehensive selection

of fresh food and chilled produce, beers, wines and spirits, Tchibo coffee and locally sourced meats and locally grown fruit and vegetables. The store will also continue to operate a main Post Office counter and an out-of-hours counter offering a range of services.

Officially opening on Saturday 18th March, store owners, Mandy and Suni Keshwara are inviting customers to a fun filled day including free coffee, food tastings, a free raffle and a range of special offers.

Suni Keshwara commented: "As the first new-look

Costcutter store in the Midlands, we're really looking forward to showing off our new store to our customers and getting their reaction to the fantastic new shopping experience and extended offerings, especially the food-to-go range. We look forward to seeing our customers on the 18th March, so they can help us celebrate the opening."

The new store will open seven days a week from 07:00am to 9:00pm and will continue to be run as a family business. The store on 17-19 Boston Rd, Kirton has been run by the Keshwara family since 1986.



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## Add Your Child To Our Register – Not Our Waiting List

If your child's birthday falls between 1st September 2013 and 31st August 2014, they are eligible to start our Nursery this September. Ensure your child receives the head start they require for school by enrolling them now.

Our School Nursery introduces children to all the skills they need for Reception, such as phonics, number skills, and early reading and writing skills – and all this is provided by a fully qualified teacher who is

supported by highly qualified teaching assistants.

Children are entitled to 15 hours of Nursery education absolutely free but, should you require more, additional sessions may also be purchased where available at a current rate of £10.50 for 3 hours rising to £11.00 from September.

You will find this to be extremely competitive. We are flexible about provision, so please speak to us about options. Lunch provision is



also available if required. Don't leave it too late. Our Nursery fills up quickly! For further information and admission forms, or to book a visit, call in at the office or contact us on 01205 722236.

## South East Lincolnshire Local Plan 2011-2036: Publication Version Consultation

Preparation of the South East Lincolnshire Local Plan is almost complete and we will soon be undertaking a final (statutory) round of consultation on the Plan, under Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012. We would be grateful if you could publicise this consultation for us in your next parish magazine or newsletter.

The consultation period will run from Monday 10th April to Monday 22nd May 2017 and it will be the last chance for residents to comment on the Local Plan before it is submitted to the Secretary of State in the summer. This consultation will be different to previous ones undertaken in that the

comments made must relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements.

As a consequence there will not be any public exhibitions at village halls as has previously occurred. A guidance note will be available to view on our website (<http://southeastlincslocalplan.org/>) from 10th April, which sets out advice on how to respond to the consultation.

We will be publishing a number of documents for consultation including the Publication Version of the Local Plan, the Policies Map, Sustainability Appraisal, Statement of Consultation and other supporting documents. The documents will be available to view on <http://southeastlincslocalplan.org/>

[southeastlincslocalplan.org/](http://southeastlincslocalplan.org/), in the area's libraries, mobile libraries and the council offices in Boston and Spalding from 10th April. An online consultation portal (where we would prefer comments to be made) will also be available at <http://southeastlincslocalplan.org/consultation> from the 10th April.

Comments must be received by 5pm on Monday 22nd May. All comments received will be submitted to the Secretary of State and considered as part of an independent Examination in Public by a Planning Inspector.

For further information, please contact the Local Planning team at [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk) or on 01775 764476.

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## Quarter of a century of community service recognised

A man who has given more than a quarter of a century of selfless service to his local primary school is the latest recipient of a Boston Borough Council Service in the Community Award.

Peter Watson, of Bear Lodge, Sea Lane, Butterwick, recently retired as the chairman of the Board of Governors for Butterwick and Pinchbeck Endowed Church of England Primary School.

He was elected chairman in 2012, but prior to that he had served on the Board for more than 25 years.

Nominating him for the award, Louise Pearson, Chairman of Governors at the school, said: "He has made an enduring and selfless contribution to the school and all the children who have passed through over the last quarter of a century. This includes weekly visits to the school to mentor the staff and to serve the children. Peter has always put others before himself and has a passion for the education of children. He has always embodied the message that lies at the heart of our school, 'Children first'."

He has seen and helped guide the school through periods of

great change. This includes the management of changes with three head teachers and support for all the staff in the now routine but detailed and challenging Ofsted inspections.

Peter also oversaw the growth of the school to more than 330 pupils. For most of his period he has had senior governor roles as both chairman and vice chairman.

Louise said: "He has given 110 per cent effort. It has been a long, highly successful but little-thanked period of service."

In addition, Peter has also been a key member of the training team at Boston Swimming Club, helping generations to learn how to swim. He was at the club every Sunday, selflessly and patiently helping young people learn this key life skill.

Louise added: "His contribution has been outstanding but little noticed and this award, on behalf of all those many thousands of pupils, parents and staff associated with Butterwick Primary School and Boston Swimming Club, goes some way to help us and the community of Boston to extend our sincere thanks. We believe he embodies the nature of this award."



Peter, second from left, with family members, is pictured with his award which he received from Boston Mayor Cllr Stephen Woodliffe. Also pictured is Peter's wife, Anne, fourth from right

Join the thousands who receive the Bulletin – email [emma.staff@boston.gov.uk](mailto:emma.staff@boston.gov.uk) to subscribe. It's FREE

WHAT'S ON THIS WEEK – See our what's on listing for the week

### Council Leader to step down

Cllr Peter Bedford announced to Boston Borough Council Cabinet members today (Wednesday, April 5) his decision to step down as Leader of the authority at the annual meeting on May 15. Cllr Bedford has been council Leader for six years. He said at 73 years of age he felt he had taken the council as far as he could and should step aside for someone else to take over. He thanked officers for their hard work over the six years and his deputy, Cllr Michael Brookes, for his support. He will continue to be a borough councillor for the Coastal ward, a seat he has held for the past 25 years. A new leader will be appointed at a full council meeting.

### Boston Hanse Group awarded £14,000

Boston Hanse Group has been awarded £14,000 for Boston Unfurled, a project celebrating the town's links to the Hanseatic League.

Read more at <http://bit.ly/2nFRXsQ>



### Beware of scam telephone calls

Residents are reminded to be cautious of giving bank details out to any cold caller after Boston Borough Council became aware of a possible telephone scam campaign operating in Lincolnshire. Read more at <http://bit.ly/2axXISf>



### Help shape the borough's future

Residents in Boston borough are being invited to have their say on the publication version of a development blueprint for the area's future. Read more at <http://bit.ly/2odXY3S>

### Family Fun Friday

Boston Market Place, Friday, April 7, 10am to 3pm  
Stalls comprising of water-based and outdoor activities including Boston Rowing Club, Boston & District Angling, RSPB, Boston & District Motorcycles and many more. Read more at <http://bit.ly/2nYQbqv>



### Step into Spring with the Friends of Boston Cemetery

Guided walk of the new-to-old parts of the cemetery, tour of the cemetery's listed buildings, taking in the spring flowers. All walks are free of charge. Refreshments and toilets available. Read more at <http://bit.ly/2n7DgT0>

### Polish Ambassador visit

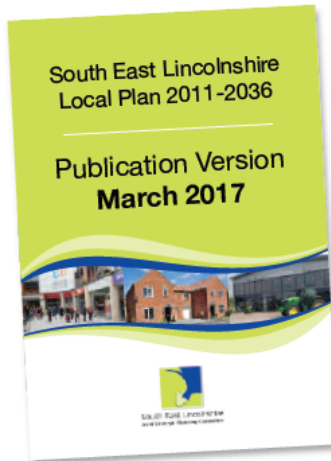
The Polish Ambassador, Arkady Rzegocki, pictured right with Boston Borough Council Chief Executive Phil Drury, is meeting with councillors, police and community leaders today to discuss social integration, economic contribution and Brexit.



## South Holland District Council staff newsletter (April 2017)

### Have your say on Local Plan

► **Residents in South Holland are being invited to have their say on the Publication Version of the South East Lincolnshire Local Plan.**



The new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) has been prepared to guide development and use of land in the area up until 2036.

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It also covers a wide range of other planning related matters in the form of policies, against which planning applications can be judged.

**The Publication Version of the plan will be made available to residents as part of a six week consultation period starting on April 10 and running until May 22.**

This is the final round of consultation that will take place before the Plan is submitted to the Secretary of State for independent examination in public.

Unlike previous consultations, comments made must now relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements - a guidance note on how to make comments is available at [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org).

All of the documents being published for consultation will be available to view from April 10 online at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation); in libraries and mobile libraries and at the council offices in Boston and Spalding, during normal office hours.

#### **You can comment on the consultation documents in the following ways:**

- Online via our dedicated consultation portal at: [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)
- By emailing a completed comment form (available to download from our website or can be collected at locations listed above) to: [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)
- By posting a completed comment form to:  
South Holland District Council Offices,  
Priory Road, Spalding, Lincolnshire, PE11 2XE

#### **Comments must be received by 5pm on May 22nd**

If you have commented during previous consultations it is not necessary to repeat those comments this time around as they have already been considered in reaching this stage. All comments made in previous consultations will be submitted to the Secretary of State.

For more information contact the Local Planning team via the link below or call 01775 764476:



**Click here for more information**

## Examples of tweets posted on the South East Lincolnshire Local Plan Twitter account

**South East Lincs LP @SELincsLP · Mar 24**  
We will be consulting on the Publication Version of the Local Plan, and other supporting documents, from 10th April to 22nd May 2017 (1/2)

**South East Lincs LP @SELincsLP · Mar 24**  
For more information, please visit: [southeastlincslocalplan.org/tell-us-your-v...](http://southeastlincslocalplan.org/tell-us-your-v...) (2/2)

**South East Lincs LP @SELincsLP · Apr 10**  
The six week consultation on the Publication Version of the South East Lincolnshire Local Plan commences today. (1/2)

**South East Lincs LP @SELincsLP · Apr 10**  
For more information please visit [southeastlincslocalplan.org](http://southeastlincslocalplan.org) (2/2)




**South East Lincs LP @SELincsLP · May 15**  
There is just 1 WEEK REMAINING of the consultation on the Publication Version Local Plan. (1/4)


**South East Lincs LP @SELincsLP · May 15**  
All of the documents can be viewed on our website via the following link: [southeastlincslocalplan.org/tell-us-your-v...](http://southeastlincslocalplan.org/tell-us-your-v...) (2/4)

**South East Lincs LP @SELincsLP · May 15**  
Please read the guidance note available on our website which explains how to make comments at this stage. (3/4)

**South East Lincs LP @SELincsLP · May 15**  
Details of how to submit your comments to us can be found at: [southeastlincslocalplan.org/how-to-comment](http://southeastlincslocalplan.org/how-to-comment) (4/4)

## Examples of posts made on the South East Lincolnshire Local Plan Facebook page

 **South East Lincolnshire Local Plan**  

24 March at 11:56 · 

\*The Publication Version of the South East Lincolnshire Local Plan 2011-2036 will be published for a six week consultation period running from Monday 10th April to Monday 22nd May 2017.\*

It will be the last chance to make comments on the Local Plan before it is submitted to the Secretary of State in the summer. As we are now at formal publication stage, this consultation will be different to previous ones undertaken in that the comments made must relate to whether the Local Plan is 'sound' and complies with legal and procedural requirements. A guidance note will therefore be available to view on our website ([www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)) which sets out advice on how to respond to the consultation. A FAQs document will also be made available to download.

As per the statutory requirements, the consultation documents will comprise of:


- South East Lincolnshire Local Plan 2011-2036: Publication Version;
- Policies Map;
- Sustainability Appraisal (and Non-Technical Summary);
- Statement of Consultation; and
- A number of other supporting documents.

These documents will be available to view and download from [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org) and an online consultation portal will also be available at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation) from the 10th April. It should be noted that the link is not currently live. Paper copies will be available to view at the council offices in Boston and Spalding, and in the area's libraries and mobile libraries during normal office hours.

There are three ways in which comments can be submitted:

- Preferably electronically on the dedicated online consultation portal at [www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation);
- By emailing a comment form (available to download from the website or collect at the above locations) to [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk); or
- By post using the comment form to:  
South East Lincolnshire Local Plan, South Holland District Council Offices, Priory Road, Spalding, Lincs, PE11 2XE.


Comments must be received by 5pm on Monday 22nd May 2017. All comments received will be submitted to the Secretary of State and considered as part of an independent Examination in Public by a Planning Inspector. Only comments received within the consultation period have a statutory right to be considered by the Inspector.







**South East Lincolnshire – Local Plan | South East Lincolnshire Local Plan**

Welcome to the South East Lincolnshire Local Plan website, which gives information on the work of the South East Lincolnshire Joint Strategic...

[SOUTHEASTLINCLOCALPLAN.ORG](http://SOUTHEASTLINCLOCALPLAN.ORG)

2,652 people reached 

 Like  Comment  Share 



## South East Lincolnshire Local Plan

10 April at 09:44 · 🌐

The six week consultation on the Publication Version of the South East Lincolnshire Local Plan commences today. For more information please visit [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)



[www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)

SOUTHEASTLINCLOCALPLAN.ORG

38 people reached

Boost post

👍 Like

💬 Comment

➦ Share







## South East Lincolnshire Local Plan

15 May at 13:12 · 🌐

\*There is just 1 WEEK REMAINING of the consultation on the Publication Version Local Plan.\*

All of the documents can be viewed on our website via the following link:  
[www.southeastlincslocalplan.org/tell-us-your-views](http://www.southeastlincslocalplan.org/tell-us-your-views)

This consultation is different to previous ones undertaken so please remember to read the Guidance Note before commenting. This explains how to make comments at this stage. Comments must relate to whether the Plan is legally compliant and 'sound'.

If you have made comments during previous consultations on the Local Plan there is no need to repeat them this time around - all of the comments that have been received during all the consultations will be submitted to and considered by the Inspector.

Our online consultation portal is the best way in which to submit your comments to us and can be accessed at:

[www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)

Alternatively, there is a comment form available to download from our website or one can be collected from the area's libraries and both council's offices. These can be sent back to us by either email or post. Details of the addresses can be found at: [www.southeastlincslocalplan.org/how-to-comment](http://www.southeastlincslocalplan.org/how-to-comment)

Comments must be received by 5pm on Monday 22nd May 2017.

### Tell us your views | South East Lincolnshire – Local Plan

Over the last few years, we have consulted at each stage of the Local Plan's preparation and invited the public and other interested parties to give their views. These stages of consultation have focussed on the content and strategy of the Plan. We have taken account of the comments we have received...

[SOUTHEASTLINCLOCALPLAN.ORG](http://SOUTHEASTLINCLOCALPLAN.ORG)

284 people reached

Boost post

## Guidance notes on completing the comment form



# South East Lincolnshire Local Plan: Publication Version

## Guidance notes on completing the Comment Form

### 1.0 Introduction

- 1.1 The Publication Version Local Plan has been published in order for comments to be made prior to its submission to the Secretary of State. The consultation gives members of the public and key stakeholders an opportunity to comment on whether the Local Plan complies with the legal requirements as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and whether it is 'sound' as set out in the National Planning Policy Framework (2012). Comments made will be considered alongside the Local Plan once submitted as part of the examination by an independent Planning Inspector. It will be the role of the Inspector to determine whether the Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound.
- 1.2 If you wish to make comments on the way in which the Local Plan has been prepared, it is likely that your comment will relate to a matter of **legal compliance**.
- 1.3 If you wish to make comments on the actual content of the Local Plan, it is likely that it will relate to whether the Local Plan is '**sound**'.
- 1.4 If you have commented during previous consultations it is not necessary to repeat the same comments this time around as they have already been considered in reaching this stage. All comments made in previous consultations will also be submitted to the Secretary of State.

### 2.0 Legal Compliance and Duty to Cooperate

- 2.1 Once the Local Plan has been submitted, the Planning Inspector will first check that the Plan meets the legal requirements set out in the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012, before moving on to consider the 'soundness' of the Plan.
- 2.2 You should consider the following before making a comment on **legal compliance**:

- **Local Development Scheme:** Is the Local Plan detailed in the adopted Local Development Scheme (LDS) and have the key stages been followed? The LDS sets out the timetable for, and describes the nature of, the planning documents that will be produced as part of the Local Plan. The South East Lincolnshire Joint Strategic Planning Committee Local Development Scheme can be found at: <http://www.southeastlincslocalplan.org/local-development-scheme-3/>
- **Statement of Community Involvement:** Has the process for community involvement in the Local Plan been in general accordance with the Statement of Community Involvement (SCI)? The SCI sets out the process and methods for community involvement for different stages of Plan preparation and identifies which organisations and community groups will need to be involved at different stages of the planning process. The South East Lincolnshire Joint Strategic Planning Committee Statement of Community Involvement (April 2012) can be found at: <http://www.southeastlincslocalplan.org/wp-content/uploads/2012/05/South-East-Lincolnshire-SCI-April-2012.pdf>
- **Town and Country Planning (Local Planning) (England) Regulations 2012 and the Planning and Compulsory Purchase Act 2004 (as amended):** Does the Local Plan comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Planning and Compulsory Purchase Act 2004 (as amended). For publication, the Local Planning Authority (which is the South East Lincolnshire Joint Strategic Planning Committee for plan making purposes) must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The Local Planning Authority must also notify the persons and organisations set out in the Regulations.
- **Sustainability Appraisal:** Has the Local Planning Authority carried out a Sustainability Appraisal and published the report? This should identify the process by which the Sustainability Appraisal has been carried out, the baseline information used to inform the process, and the outcomes of that process. Sustainability Appraisal is a tool for identifying and evaluating the impacts of the plan on the economy, the community and the environment.
- **Habitats Regulations Assessment:** Has the Local Planning Authority carried out a Habitats Regulations Assessment (HRA)? Where it is likely that a plan will lead to significant adverse effects on a Natura 2000 site HRA must be undertaken.
- **National Planning Policy:** Does the Local Plan have regard to national planning policy and is it consistent with the principles and policies set out in the National Planning Policy Framework (2012) (NPPF)? The NPPF is available at: <https://www.gov.uk/guidance/national-planning-policy-framework>

2.3 You should consider the following before making a comment on compliance with the **Duty to Cooperate**:

- The 2011 Localism Act introduced the ‘Duty to Cooperate’, and amends the Planning and Compulsory Purchase Act 2004. The Local Planning Authority is expected to have fulfilled the requirements set out in Section 110 of the Localism Act.
- It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The Authority will need to submit comprehensive and robust evidence of the efforts it has made to cooperate and any outcomes achieved, and this will be thoroughly tested at examination.
- Non-compliance with the Duty to Cooperate cannot be rectified after submission of the Plan to the Secretary of State. If an Inspector finds that the duty has not been complied with they will not be able to recommend that the plan is adopted.

### 3.0 Soundness

3.1 Soundness is explained in Paragraph 182 of the National Planning Policy Framework. It will be the role of the Inspector to assess whether the Plan is sound. To be sound, the Plan should be:

- **Positively prepared** – The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

**This means that the Local Planning Authority must produce a plan which promotes economic growth in its area and makes provision for homes, employment and infrastructure which it determines are needed.**

- **Justified** – The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

**This means that the Local Planning Authority must have considered other policies and determined its approach based upon the most up-to-date and robust evidence including population figures, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment and Strategic Employment Land Availability Assessment etc.**

- **Effective** – The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.  
**This means that the Local Planning Authority must be confident that the policies within the Local Plan can be achieved within the Plan Period (2011-2036). It must also work with neighbouring authorities.**
- **Consistent with national policy** – The plan should enable the delivery of

sustainable development in accordance with the policies in the National Planning Policy Framework.

**The National Planning Policy Framework sets out the Government's policies for planning in England. Policies within the Local Plan must not conflict with these policies.**

Frequently Asked Questions document

# South East Lincolnshire Local Plan 2011-2036: Publication Version

## Frequently Asked Questions

March 2017



## **What is ‘South East Lincolnshire’?**

South East Lincolnshire is the collective name for the local authority areas of Boston Borough Council and South Holland District Council.

## **What is the South East Lincolnshire Local Plan?**

The Local Plan covers a wide range of planning related matters and will guide development and the use of land in the area up until 2036. Once formally adopted, the Plan will become one of the key documents against which planning applications in South East Lincolnshire will be judged. It sets out policies on what will or will not be permitted and where, including new homes, business space, shopping and other facilities. It also sets out how the environment will be protected.

## **What has happened so far?**

We have carried out previous consultations on the Local Plan, as detailed below. It was originally intended that the Local Plan would be produced in two parts, and so the first consultation stage was concerned with what was known as the Strategy and Policies Development Plan Document (DPD). However, a decision was subsequently made to produce a single Local Plan and that is what we have today.

- Strategy and Policies DPD: Preferred Options and Sustainability Appraisal Report (May to June 2013)
- Draft Local Plan (January to February 2016)
- Preferred Sites for Development (July to August 2016)

The various versions of the plan have been approved for consultation by the Members on the South East Lincolnshire Joint Strategic Planning Committee.

## **What is this consultation about?**

The Local Plan must have been prepared in accordance with legal and procedural requirements, as well as national planning policy. National planning policy is set out in the National Planning Policy Framework (prepared by Government), which sets out what local planning authorities are expected to make provision for in their Local Plans.

In order for the local planning authorities to ensure that the Local Plan has been prepared in accordance with the requirements, they must seek the

views of local residents, key stakeholders and other interested parties as to whether they consider the Plan meets these obligations.

For more information on how to respond to this consultation, including how to make comments on 'soundness' and legal compliance, please see our guidance note on our website: [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)

## How many homes does the Local Plan say are needed?

The Local Plan makes provision for at least 18,675 new homes over the period 2011 to 2036. By local authority area this is:

- Boston Borough – 7,550 new homes (an average of 300 per year)
- South Holland – 11,125 new homes (an average of 445 per year)



Between the start of the Plan period (1<sup>st</sup> April 2011) and 31<sup>st</sup> December 2016 there were only 817 new homes completed in Boston Borough and 1,399 in South Holland meaning that there is a backlog in delivering the average number of new homes.

Affordable housing forms a significant proportion of the overall housing need to be met. In Boston Borough, about 100 new affordable homes are required per year, whilst the figure is much higher in South Holland where around 280 will be needed each year.

## Why does the Local Plan say we need so many new homes?

An assessment has been undertaken of the predicted requirement for new homes over the period 2011 to 2036. This assessment has included the needs of the population alongside the need for economic growth and affordable housing.

## How were locations decided?

Suitable sites were chosen after a detailed site assessment process. This looked at issues such as the impact of development on the landscape, heritage assets, biodiversity, flood risk, the proximity to existing facilities and the ability of roads and schools to cope with the new development.



## Where will the houses go?

The table below sets out where the new homes are proposed to be built.

<b>Sub-Regional Centres</b>			
Boston (incl. parts of Fishtoft and Wyberton Parishes)		5,900	
Spalding		5,255	
<b>Main Service Centres</b>			
Crowland	500	Pinchbeck	240
Donington	450	Sutterton	300
Holbeach	2,100	Sutton Bridge	260
Kirton (incl. parts of Frampton parish)	500	Swineshead	400
Long Sutton	580		
<b>Minor Service Centres</b>			
Bicker	50	Old Leake	100
Butterwick	70	Quadring	130
Cowbit	120	Surfleet	180
Deeping St Nicholas	80	Sutton St James	70
Fishtoft	50	Tydd St Mary	40
Fleet Hargate	70	Weston	310
Gedney Hill	120	Whaplode	130
Gosberton	270	Wigtoft	30
Moulton	90	Wrangle	100
Moulton Chapel	130		

The sites allocated for housing development in the Local Plan are listed in Policy 11 and are shown on the inset maps for each town/village, which are available to view on our website

([www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)).

## What are the other key Local Plan policies?

To keep South East Lincolnshire a great place to live and work, the Local Plan sets out policies for what other kinds of development are needed and in what places. There are detailed policies covering all of the areas below.



**Employment** – To help the economy grow and diversify, and accommodate the 17,000 new jobs we know that we need to plan for, the Local Plan makes provision for around 127 hectares of employment land for existing businesses to grow or new businesses to come into the area. The Local Plan also seeks to protect a number of existing Established Employment Sites for employment purposes.



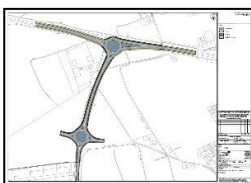
**Shopping** – The town centres of Boston and Spalding will remain the focus of shopping and other town centre uses. However, Springfields Shopping and Festival Gardens will be expanded to help diversify and increase the retail offer there from the current ‘outlet’ goods. It is expected that up to 500 additional jobs will be created as a result.



**Environment** – Environmental policies include: protecting and enhancing South East Lincolnshire’s natural and historic assets; protecting green and other open spaces; minimising the potential environmental impacts (such as air and noise pollution) on people arising from development; and helping the area mitigate the impacts of climate change. The Local Plan also sets out the strategic approach to flood risk.



**Community, Health and Wellbeing** – The Local Plan aims to make South East Lincolnshire a healthy and inclusive place to live and visit. It seeks to ensure that local communities have suitable community and play facilities where development creates additional demand on such facilities. The Local Plan will also protect against the loss of existing, valued community facilities such as village halls.



**Transport** – In order to help deliver the successful and sustainable growth of the area, the Local Plan proposes corridors to safeguard the routes for both the Boston Distributor Road and Spalding Western Relief Road, and new junctions at the A17/A151 in Holbeach.

## What about the infrastructure to support the new development?

The Local Plan is accompanied by an Infrastructure Delivery Plan (IDP) which provides an overview of existing infrastructure capacity and the needs arising from the development proposed in the Local Plan. The IDP has considered the needs of a wide range of infrastructure and services such as: water and drainage; electricity and gas; leisure and community facilities; education; health care; and transport. Where the need for new and/or improved infrastructure arises, developer contributions may be sought or planning conditions used to help ease the pressure.

## How do I take part in the consultation?

It is vital for local residents, key stakeholders and other interested groups to make representations to us at this very important stage in the Local Plan process.

You can make your representations using either the online consultation portal ([www.southeastlincslocalplan.org/consultation](http://www.southeastlincslocalplan.org/consultation)) or the official form. The forms are available to collect from both the Boston Borough and South Holland District Council offices, as well as the area's libraries and mobile libraries. You can also download the form from our website ([www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)) and return it either by email or post to one of the following addresses:

Email – [southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk)

Post – South East Lincolnshire Local Plan,  
South Holland District Council Offices,  
Priory Road,  
Spalding,  
Lincolnshire,  
PE11 2XE

Please read the separate guidance note (available on our website or at the locations listed above) for information on how to complete the form.

If you have commented during previous consultations it is not necessary to repeat the same comments this time around as they have already been considered in reaching this stage.

## **What are the next steps before the Local Plan is adopted?**

The consultation on the Publication Version of the Plan will run for six weeks from Monday 10<sup>th</sup> April 2017 to Monday 22<sup>nd</sup> May 2017 (deadline for comments is 5pm). The representation(s) that you make will be collated with all those received and will be submitted to the Secretary of State along with the Plan in late June 2017.

Part of the Planning Inspector's assessment of the Local Plan will be to consider all representations received at this stage.

The Inspector will hold an Examination in Public which will include hearing sessions where the local planning authorities and other people who have made representations can present their arguments to the Inspector.

After the Examination, the Inspector will provide the local planning authorities with a report which will include any recommendations for amendments to the Local Plan that he/she considers necessary.

## **What if I have more questions?**

You can email the Local Planning team at:

[southeastlincslocalplan@sholland.gov.uk](mailto:southeastlincslocalplan@sholland.gov.uk),

or you can call us on: 01205 314337 (Boston Borough) / 01775 764476 (South Holland).

Further information about the planning system and local plans is also available via the following website: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

## Appendix 3: Summary of the main issues raised on the Publication Version Local Plan (2017)

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## 1. Introduction

- 1.1 This appendix identifies the key (or 'main') issues raised during the April – May 2017 consultation on the Publication Version Local Plan. All comments received during the consultation, including those submitted via post or email, are available to view in full on our Local Plan website ([www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)). All of the comments received in relation to earlier consultation are also available on our website.
- 1.2 The following summary is set out in the order that the chapters, policies and inset maps appear in the Publication Version of the Local Plan. Where there appears to be a gap in the numbering, this is because comments were not received in relation to that particular section, policy, or settlement inset map.
- 1.3 It is important to note that the summary has been prepared by officers, and attempts, as accurately and clearly as possible, to draw out the main issues raised by the representations. However, this summary is only intended to act as a guide, and should not be used as substitute for reading the full submitted representations. For the avoidance of doubt, the Inspector examining the Local Plan will receive a full and comprehensive set of all duly made representations.

### **Please note:**

All references to section, paragraph, policy and map numbers are those in the Publication Version of the South East Lincolnshire Local Plan (March 2017).

The site numbers referenced in the summary are those attributed to sites in the Strategic Housing Land Availability Assessment (April 2017).

## 2. Summary of key issues raised during the Publication Version consultation

### Foreword

2 comments were recorded under this section.

1 was support from Lincolnshire County Council for the legal compliance and soundness of the Local Plan.

The other was from Norfolk County Council stating that it is not considered that the Local Plan raises any strategic cross-boundary issues with Norfolk County Council.

### 1.1. How far has the preparation of the Local Plan progressed?

2 comments were recorded under this section.

1 was an objection and comment that the plan making process and documentation has been difficult to follow and time consuming to assess.

The other comment was in support of the Sustainability Appraisal, the Habitats Regulation Assessment, the Whole Plan Viability Assessment and Infrastructure Delivery Plan as well as the Strategic Flood Risk Assessment and Spatial Strategy Background and Housing Papers collectively providing a strong platform for the main spatial place decision making that has been incorporated in the preparation of the document.

### 1.2. Sustainability Appraisal and Habitats Regulations Assessment

Only 3 comments were received relating to the Sustainability Appraisal (which incorporated Strategic Environmental Assessment) of the Local Plan.

One respondent stated that they supported the findings of the Sustainability Appraisal concerning the testing of spatial options.

The Marine Management Organisation suggested that reference could be made within Appendix 1 of the Report to the East Marine Plans and Marine Policy Statement.

One representation undertook a detailed assessment of the Sustainability Appraisal of the Local Plan and suggested that there is a degree of legal non-compliance in how the SA has been undertaken and the report prepared. Overall, it is suggested that:

- inter-relationships between effects do not appear to have been considered;
- the non-technical summary does not contains all the information required by the SEA Directive;
- reasons for selecting the preferred land use allocations and the rejection of alternatives is not given; and
- no clear site assessment process has been undertaken by the Council.

It was also put forward that there are several aspects which, while not an issue of legal compliance, do not follow standard good practice on SA. The robustness of the SA and its use to justify the approach in the Local Plan has therefore been questioned, thereby raising an issue of soundness. The representation reviews the SA report against the



quality assurance checklist published in the Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities, ODPM, November 2005.

It is suggested that the SA has not sufficiently met the requirements of 4 of the 41 items listed in the checklist. These are as follows:

1. the report does not give the reasoning for selecting the preferred options for housing;
2. the SA report contains no discussion of areas likely to be significantly affected, which is an explicit requirement of the SEA Directive;
3. inter-relationships between effects do not appear to have been considered – the SA report needs to clearly demonstrate how the inter-relationships between effects has been addressed; and
4. the non-technical summary does not provide a summary of the environmental characteristics likely to be significantly affected nor a summary of existing problems in particular relating to natural conservation sites of international importance.

The respondent also undertook a review of the SA of eleven sites using the same SA framework and methodology set out in the March 2017 report. The review concluded that the SA report is more positive in its assessment of a number of sites than is justified for the following appraisal objectives: landscape and townscape; land and waste; and flood risk. To the contrary, it was considered that the report was more negative in its assessment of sites for the transport objective. It is also suggested that the report: is more certain in its assessment of impacts on biodiversity than can realistically be predicted for a number of sites reviewed; is inconsistent in its appraisal of impacts on flood risk; and is inconsistent in its treatment of impacts on sites of international nature conservation importance.

As a result, the representor considered that the Plan is unsound as it is not justified and is not based upon a credible or robust evidence base.

## **2.0 Context**

Only 1 comment was made against this section.

This was support from the Marine Management Organisation for the reference to the East Marine Plans.

## **2.1 Duty to co-operate**

Only 1 comment was made against this section.

The respondent commented that the Local Plan is considered to meet the Duty to Cooperate with regard to meeting housing needs; however the proposals in the Housing White Paper may require a reassessment of housing needs.

### **2.3 Spatial Portrait**

Only 1 comment was made against this section.

This comment was that paragraph 2.3.12 states that the delivery of affordable housing in recent years has been much lower than the requirement and that the Plan is not positively prepared as it does not meet housing needs specifically in addressing affordable housing for Boston Borough. An increase in the total housing figures included in the Local Plan should be considered as it would assist in the delivery of the required number of affordable homes identified in the evidence base.

### **2.4 A Vision for South East Lincolnshire**

3 comments were made against this section. All 3 were in support of the vision, and included:

- Support from Historic England for reference to 'heritage and natural assets, landscapes and townscapes'.
- Support for reference to sustainable drainage systems.
- Support for the Vision in recognising the need to diversify the rural economy supported by the provision of housing nearer to where people might live.

### **2.5 Strategic Priorities**

Only 1 comment was made against this section.

The respondent gave support for Strategic Priority 3 but suggested that Strategic Priority 5 should be reworded to reflect the need to meet retail needs within the Sub-Regional Centre of Spalding, which will serve the town and wider area, and in a timely manner.

### **Policy 1: Presumption in favour of Sustainable Development**

Only 1 comment was received against this policy.

This was in support of its inclusion with regard to the promotion of sustainable development.

### **Policy 2: Spatial Strategy**

18 comments were received relating to this policy. Overall, the majority of respondents had some objection to the Local Plan's Spatial Strategy, as follows:

- Objection that housing was being proposed for Luton and that contaminated land issues had not been addressed.
- Objection that by defining settlements and settlement boundaries the opportunities for additional housing development will be restricted.
- Objection to policy approach to development in the countryside as being too restrictive.
- Objection to Luton and Luton Gowts not having any housing site allocations and that the Housing White Paper should be taken into account in promoting more housing.
- Insufficient provision of sites for the Boston urban area to meet the objectively assessed need.
- Haltoft End should be a Minor Service Centre.

- Holbeach is more sustainable than the other Main Service Centres and this should be recognised in the policy. Another respondent suggested that it should have its own category above the Main Service Centres.

However, respondents also gave support for the following settlements and their position in the Settlement Hierarchy:

- Boston
- Spalding
- Crowland
- Donington
- Holbeach
- Swineshead
- Cowbit
- Moulton
- Surfleet (and Surfleet Seas End)

### **Policy 3: Development Management**

2 comments were received against this policy.

One respondent was generally supportive of the policy approach but proposed additional detail on types of proposals and what criteria will need to be met.

The other respondent objected on the basis that the policy is repetitious of other policies.

### **Policy 4: Design of New Development**

4 comments were received relating to this policy.

Issues raised included:

- The use of the word 'viable' weakening the policy.
- Concern that it repeats the aims of other policies.
- Point 16 should be extended to include and address security shutters as well as signage to ensure effective provisions are made in relation to conserving historic market towns and villages.

Overall, support was received from Historic England in relation to the policy's provisions for the historic environment.

### **Policy 5: Strategic Approach to Flood Risk**

8 comments were made against this policy. This included support from the Environment Agency for the policy and the strategic approach to Flood Risk.

Support for the policy approach, and its role in shaping the spatial strategy was also received from other respondents, although one suggested that it may overlap with the considerations of Policies 3 and 4.

In terms of the objections, the following comments were received:

- Objection that Flood Risk should be assessed over the Plan Area (the Sequential Test) and housing allocations made accordingly. It is asserted by the

Objector that the Sequential Test has been applied only on a settlement by settlement basis.

- Anglian Water objection on the grounds that their infrastructure and improvements to it should be considered as a strategic flood risk consideration.
- Anglian Water should be referred to as having a role in managing flood risk.
- Objection that the terms of the policy are confusing and similar to the NPPF.
- It is considered that there is a disproportionate approach to the risk of flooding in terms of accepting the modelling which is considered to be unproven.

### **Policy 6: Meeting Physical Infrastructure and Service Needs**

6 comments were received against this policy. This included support from the Environment Agency for the provision of strategic infrastructure with regard to flood management etc.

The following support was also received:

- Support from Anglian Water for the Policy approach on the provision of infrastructure and that this may need to be phased.
- Support for the principle of safeguarding land for the provision of new schools.

Some issues/concerns were raised, as follows:

- Need to recognise that education needs should be provided in response to housing growth.
- Concerns expressed that particular sites and proposals will have specific viability restrictions and so a flexible approach in infrastructure provision is needed.
- Objection to the Boston Distributor Road as infrastructure that has not been justified or its delivery evidenced.
- Objection to how the Boston Distributor Road has influenced the promotion of particular sites and rejection of others.

(See '8.1 Delivering a More Sustainable Transport Network' for more comments on the Boston Distributor Road).

### **Policy 7: Developer Contributions**

A limited number of comments were received on this policy.

Reasons for objecting included:

- The omission of reference to improving accessibility within the Local Plan area by a variety of modes of sustainable transport and promotion of sustainable transport modes is an example of where the plan's policies fail to state explicitly how the Councils will put into practice the principles of part 4 of the National Planning Policy Framework and Strategic Priority 11 of the Plan.
- The Whole Plan Viability Assessment is flawed - it does not represent base build costs correctly as the figure used is way lower than the BCIS current figures for the area which will over state the ability to fund s106 requirements for infrastructure. Additionally, the cost of flood prevention measures does not seem to have been represented in the figures and there is no allowance for other abnormal development costs of which all developments have some element of associated cost.

Comments of support included:

- Support from the Education and Skills Funding Agency for the approach to ensure developer contributions address the impacts arising from growth. There is a need to ensure that education contributions made by developers are sufficient to cover the increase in demand for school places that are likely to be generated by major developments.
- Viability will remain the key consideration to achieve the correct balance of promoting development and providing a framework to enable and encourage developers to successfully operate in South East Lincolnshire given the characteristics of the area

### **Policy 8: Improving South East Lincolnshire's Employment Land Portfolio**

A relatively small number of representations were made to this policy, with a mixture of support and objection, most of which relate to specific sites allocated in (or omitted from) the policy.

The following representations were received in objection to the policy:

BO006 – The identified land excludes the de-allocated area formerly named BO005 and this title has been given to another site (Redstone). This is deliberately misleading making the plan as written unfit for purpose.

DO004 – The land should be retained as an employment allocation. Current occupier interest means it will come forward for development, contrary to officer comments at the Preferred Sites stage. Previous Local Plan allocation should be included within the settlement boundary.

DO010 – Site should not be classified as an Established Employment Site. The site is relatively isolated and buildings on site are not suitable for modern B2 or B8 use. Upgrading of the buildings is not viable and is a non-conforming use that has the potential to adversely impact on residential amenity. The assessment of existing employment sites seems somewhat cursory and does not consider if the sites are appropriate for B class uses going forward.

MO001 – Disagree with the designation of the site as an Established Employment Site. Site would be more suited to residential use given the poor quality of building stock, constrained access and its location within a predominantly residential area.

Sou006 - The employment provision (of 2.5ha) should be seen as a minimum size with the potential for this to be considerably higher. Also suggested that the employment classes are extended to include A1 and A5 uses, B2, C1 and D1/D2 uses so as not to constrain how the project evolves.

SP002 - The use of potentially 14ha of land for A3, A4 or C3 uses is significantly more than would be expected on what should be a largely employment based location – this would not provide for sustainable development and is not justified or effective. Either the area devoted to Class B uses should be increased and the policy make clear that other uses should be ancillary or the scale of the overall allocation should be reduced significantly.

SP002 - A residential allocation (of around 2.3ha) should be identified on the northern part of the site to provide funding to assist with the delivery of the prestige employment site and sustainable transport connections to the town centre. Policy should be amended to clarify that the amount of B class employment expected at Lincs Gateway would be substantially higher than 3.7ha - There is the potential to deliver 16.5ha of mixed use employment land at Lincs Gateway. Policy should allow for D1 and D2 uses to be located on the site given that the planning permission allows for the development of a conference and function centre, and that there is future potential for a higher education establishment to be located on the site.

SP012 – Policy text should be amended to acknowledge that there may be circumstances in which other employment-generating uses, such as A3, A5 and sui generis development, would be acceptable i.e. a truck stop. Land to the north of the site identified (up to Childer’s South Drove) should also be designated as employment land.

Wha009 – Site should be allocated for possible future industrial development.

The following representations were received in support of the policy:

LO009 - Support for its inclusion as a Main Employment Area.

SP002 – Welcome its recognition as a Prestige Employment Site.

SP012 – Welcome and support its identification as a Main Employment Area.

Support for the wide variety of employment sites identified in the Local Plan to provide a range of opportunities to attract inward investment.

### **Policy 9: Promoting a Stronger Visitor Economy**

Only 3 representations were made in relation to this policy.

Consequently there were a limited number of matters raised, as follows:

- The reference in the policy to the Springfields Shopping and Festival Gardens retail allocation should be more clearly linked to the designation shown on the proposals map.
- Policy would be enhanced by specific mention of the Fens Waterways project. The inclusion of Marinas, most notably as part of the Q2 development in Boston, has been identified as a way of maximising the benefits of this long term project and should be emphasised in this policy to reinforce the benefits to the visitor economy that could result from the project.

One respondent gave support for the inclusion of such a policy, especially the provisions relating to small scale development to support the visitor economy.

### **5.0 Introduction to Quality Housing for All section**

Only 1 comment was received in relation to this section.

This comment was that the Plan makes little to no effort to address the needs of a more transitory population. The evidence base needs to be developed to ensure a fuller understanding of the market for temporary accommodation and the Local Plan should

set out an approach to migrant labour.

### **Policy 10: Meeting Objectively Assessed Housing Needs**

9 comments were received against this policy. The majority were objections to the Objectively Assessed Need, although one respondent supported the minimum housing requirement including the split between Boston Borough and South Holland.

The following objections were received:

- The Plan does not consider the impact of leaving the European Union on the requirement for housing development. As such, the Objectively Assessed Housing Need is considered to be much less than that identified in the Plan.
- Current council housing waiting list is less than 300 and so 11,000 new homes over the next 19 years is far in excess of that required in this area.
- Objections to use of the Liverpool method for the assessment of the 5 year housing land supply
- The Objectively Assessed Need identified for the area is too low having regard to the Local Plan Expert Group recommended approach.
- The uplift calculations put forward in the Housing White Paper should be used
- Market signals and affordable housing requirements have not been considered in accordance with the Housing White Paper
- The Objectively Assessed Housing Need for South Holland is too low as the need for affordable housing has not been properly provided for.
- The Objectively Assessment Housing Need for the Local Plan area should be based upon the 10 year average migration projections which would result in a much higher figure.
- Boston Borough's 5-year housing land supply calculations are incorrect.

### **Policy 11: Distribution of New Housing**

19 comments were received for this policy. This included support from the Environment Agency for the approach to site allocation and apportionment of development.

However, the Environment Agency expressed concerns regarding the proposal to allocate 120 houses to the settlement of Gedney Hill as there is currently no mains system for the treatment/disposal of foul sewage under the jurisdiction of Anglian Water Services (AWS). Site allocations in Gedney Hill should be removed unless it is demonstrated that environmentally sustainable foul water infrastructure can be provided prior to development coming forward.

The following issues were raised by other respondents:

- Objection to a lack of specific guidance with regard to permitting infill development.
- Objections to a significant proportion of development being proposed for Boston and Spalding.
- Concern over a significant reliance on the delivery of sustainable urban extensions to deliver significant housing numbers.
- The NPPG emphasises that all settlements can play a role in delivering sustainable development so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided.

- The proposed overall Housing Land Supply is 18,625 dwellings which is 50 dwellings less than the housing requirement. More sites should be allocated to at least meet the housing requirement and introduce flexibility by allocating sufficient sites that will ensure needs are met and that the Plan can respond rapidly to change.
- The amount of affordable housing required should be met by an increased amount of housing provision per se.
- The approach taken to assess the capacity of allocated sites is considered to be too broad and does not allow the Council to prepare an accurate housing trajectory to ensure the emerging plan meets the identified need for housing over the plan period.
- The whole of the proposed allocation for Sutton Bridge is in one ownership which potentially poses a risk to delivery. Less land should be allocated in this location and instead some should be allocated to the north of Chestnut Terrace and Withington Street.
- Housing number for Swineshead should be increased given the importance of the settlement, its sustainability credentials and flood risk.
- Kirton's proposed housing number should be increased to reduce reliance on Boston.
- The number of dwellings to be provided in Holbeach should be increased from 2,100 dwellings to 2,420 dwellings and 3 additional sites allocated.
- Fleet is an unsustainable settlement and is not suitable for development.

Support was received for the housing numbers for Boston, Spalding, Crowland, Holbeach and Surfleet.

### **Policy 12: Vernatts Sustainable Urban Extension**

14 representations were received in relation to this policy.

The key issues raised were:

- That the concentration of housing development in the Proposed Vernatts Sustainable Urban Extension (Vernatts SUE) had been at the expense of a number of smaller sites for residential development in the Pode Hole area which were identified in the 'Preferred Sites for Development' document.
- Historic England concern relating to the proposed coalescence of the settlements of Pinchbeck and Spalding and the insufficient attention paid to the historic environment in setting out guidelines to inform future master planning of the Vernatts SUE.
- The detrimental impact on traffic management across Spalding as a result of a significant concentration of new housing on the Vernatts SUE especially in advance of the completion of the Spalding Western Relief Road (SWRR), and the uncertainty relating to when the SWRR would be completed and its funding.
- In respect of the previous comment, concern about the creation of a 1,000 dwelling 'cul-de-sac'.
- The advantages of redirecting a significant amount of housing growth from the Vernatts SUE to an alternative location described as the 'South East Quarter' (based on Stm018).
- Notwithstanding significant support for the proposed Vernatts SUE, concern expressed about its phasing provisions without the benefit of a robust 'delivery and funding strategy' for the entire length of the SWRR.



- Promotion of the development of the Northern section of the SWRR (i.e. that part of the road linking the B1356 Spalding Road with Phases 1 and 2 of the Vernatts SUE) at a lower technical specification in order to improve the viability of development.
- The suitability or otherwise of providing retail development on part of Pin045.

### **Policy 13: Holbeach West Sustainable Urban Extension**

5 representations were made against this policy.

The key issues raised were:

- Concern from Historic England that the historic environment is not acknowledged in the policy – the drainage systems are part of the historic landscape character. It is therefore suggested that part 4(i) is amended to include reference to the ‘enhancement of the historic environment’. Para 5.4.2 could also be expanded by adding ‘and acknowledgment of the historic landscape features that form part of the sites local distinctiveness.’
- Suggestion from Anglian Water that policy should include reference to foul drainage as well as managing the risk of surface water and fluvial flooding. The policy should be amended to read as follows: ‘6. a flood management scheme for fluvial and surface water run off; 7. a foul drainage strategy for the site as a whole and for each phase;’

The other 3 comments received were in support of the inclusion of a specific policy to support the allocation of the Sustainable Urban Extension.

### **Policy 14: Providing a Mix of Housing**

6 comments were received in relation to this policy. The key issues raised are as follows:

- Concern over the very limited reference to the needs of older people in the Local Plan. Providing a mix of housing would not be appropriate where homes for the elderly were to be provided.
- Objections that the policy is too prescriptive – there should be more flexibility to enable the ability to respond to changing market requirements over time.
- Concerns that the policy is trying to impose minimum space standards which will have a negative effect on viability. Local Plan intervention on housing standards is not felt to be justified.
- Support for the identification of a mix of property types for the provision of affordable housing within the plan area, but an objection on the basis that a housing mix target for market housing is not necessary and that this should be determined through the planning application process.
- It is suggested that the threshold set out in Policy 14 is increased from 10 to 100 dwellings given that there is more likely to be a justification for imposing a more prescriptive mix on larger strategic sites.
- There should not be an affordable housing target range at all since the Registered Provider can negotiate on a site by site basis as part of an affordable housing scheme linked to a S106.

### **Policy 15: Affordable Housing**

5 comments were made against this policy. The following issues were raised by respondents:

- The Whole Plan Viability Assessment is a flawed base from which to assess an affordable housing percentage, particularly for Boston Borough – (see comments relating to WPVA under '3.7 Developer Contributions' above).
- Objection that the affordable housing requirement set out in the policy could adversely affect viability, particularly on the sustainable urban extensions such as Souo06. The Rural Exceptions Site policy may also help deliver affordable housing and the policy should be applicable to the larger settlements.
- Objections that meeting the affordable housing need, especially for Boston Borough, is not provided for within the OAN. Total housing numbers should be increased.
- The proposed affordable housing tenure mix is prescriptive.

### **Policy 16: Rural Exception Sites**

Only 1 comment was received for this policy.

This comment was an objection on the basis that the policy should allow greater flexibility for a higher proportion of market housing to be provided in order to enable the delivery of affordable housing. The respondent stated their support for the breadth of housing which this policy could relate to.

### **Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople**

In total, 86 objections were received against this section of the Plan.

1 objection was made against the policy wording itself on the basis that:

- The evidence which underpins it is significantly flawed.
- The policy does not accord with advice in Planning Policy for Traveller Sites.
- Some of the policy's criteria are unnecessary or inappropriate.

84 objections were received in relation to the allocation of a Proposed Residential Gypsy/Traveller Site at Bleu Raye Farm, Mill Gate, Whapode Fen on the basis that:

- The site has been included within the Local Plan only at Publication stage
- The process of site selection was unsound.
- The site will grow without control.
- Vegetable farming on neighbouring farmland will be threatened.
- There is no need for a new site.
- Planning permission has been recently refused for residential development at Bleu Raye Farm.
- Other planning applications have been refused in the locality.
- Connections to water, electricity and mains drainage will be problematic.
- Vehicular access will be unsafe.
- The site will have adverse impacts upon existing, nearby dwellings.
- The trees and hedgerows which screen the site are not in the ownership of the site-owner.
- Local property values will be adversely affected.

- The site is unsuitable for ancillary business use.
- The site is not previously-developed.
- The site does not accord with the provisions of the South Holland Local Plan.
- The site will have adverse impacts upon local wildlife interest.
- The expansion of existing Gypsy/Traveller sites would be more appropriate.
- Access to schools, shops and other services will be unsatisfactory.
- The site is at unacceptable flood risk.
- Emergency vehicles will be unable to access the site, and the Fire Service would find it difficult to tackle a fire in this location.
- The site's development will not be financially viable.
- The proposed development will harm the character of the area.
- The proposed development will lead to increased littering.
- It is an inappropriate use to establish close to a children's nursery.
- The allocation is motivated by grant payments from Central Government.
- There is no evidence that the site is acceptable to the Gypsy/Traveller community.

1 objection sought the allocation of land off Cranesgate North, Whaplode St Catherines as a Residential Gypsy/Traveller Site.

1 statement of support for the policy and its land allocations was received.

#### **Policy 20 The Reuse of Buildings in the Countryside for Residential Use**

Only 2 representations were received against this policy. One was in full support of the policy.

The other respondent raised concerns on the basis that it is not necessary for the policy to be limited to buildings which are of architectural or historic merit, or make a positive contribution to the character of the landscape. They felt that it would mean that many other buildings, which may be suitable for conversion, would not be covered by the policy and so there would be missed opportunities for sustainable forms of development, and to provide housing to meet local needs.

#### **6.0 Introduction to Vibrant Town Centres and Accessible Shops and Services section**

2 responses were received which related to the retail section of the Local Plan as a whole.

The following issues were raised:

- Historic England concern that the section fails to address any importance attached to the historic market towns and villages where heritage can assist with regeneration.
- Chapter 6 does not comply with or have regard to Paragraph 58 of the NPPF which requires local plans to "establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit". The chapter does not contain any requirements, proposals or incentives for the Local Authority to preserve, enhance or create a safe and attractive ambience and environment in town centres - through, for example, hard and soft landscaping in its public spaces, well-designed street furniture, removal of clutter, etc. — as a means of increasing footfall, and hence the vitality

and viability of the centres.

### **Policy 21: The Retail Hierarchy**

Only 3 representations were received on this policy.

All 3 respondents felt that the policy was unsound for various reasons, including:

- The town centre boundary for Spalding should be extended to the north of the Holland Market and Winfrey Avenue Retail Parks and east of Winfrey Avenue to include land between the retail parks and King's Road in order to allow for the further expansion of the town centre and to assist in meeting the identified retail needs of Spalding.
- The primary shopping area in Spalding should be expanded to include both the Holland Market and Winfrey Avenue Retail Parks, which perform an important role within Spalding town centre given that they are responsible for 67% of the total convenience turnover in the town centre, and are a key generator of footfall there.
- Clarification should be added to paragraph 6.1.11 that an impact assessment would not be required where a proposal is justified by the policy. The following wording is suggested: "6.1.11 Additionally, for retail development an impact assessment may be required (unless justified by Policy 23); the Town Centres and Retail Capacity Study..."
- Reference to new development within the Sub-Regional, District and Local Centres being expected to: "1) be of an appropriate scale taking into account the role of the centre" should be removed as this is not consistent with the requirements of the NPPF.
- Clarification is required on the definition of 'Spalding'. At present it is unclear whether this refers to Spalding town centre or the settlement boundary of the town.
- Justification should be provided for the threshold of 250 sq.m (net), which is considered to be too low. It was felt that this threshold will place an onerous burden on applicants seeking to promote appropriate economic development.
- The Plan needs to cover the relatively new threat of 'dead frontages' to town centre vitality and viability in more depth. The following should be inserted into paragraph 6.1.6: 'and the blanking-out of shop windows by vinyl film or other means'.

The responses received contained some support for other aspects of the policy, including:

- Its identification of a retail hierarchy which outlines a locational focus for the development of town centre uses in the sub-regional centres of Boston and Spalding.
- The lower threshold for retail impact assessments to afford the town centre of Spalding a high level of protection against out of centre retail floorspace from coming forward.
- Focussing the majority of new main town centre uses in Boston and Spalding is an appropriate approach.
- Support for the emphasis of the policy in terms of the requirement for retail developments outside of the primary shopping area to provide and satisfy the sequential test in line with the NPPF.

### **Policy 22: Primary Shopping Frontages**

3 representations were received against this policy.

The key issues raised included:

- The temporary use of vacant premises for community and cultural purposes should be encouraged to ensure active street frontages are maintained which will support vibrant town centres and stimulate wider centre activity. Addition of the following was recommended: 'The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm'.
- Support for the concept of "dead frontages" and the Plan's concern to deal with the problem of their potential to undermine the vitality and viability of town centres. However, it is considered that the Plan does not go far enough and that the policy should also include the following criterion: 'The blanking-out of shop windows by vinyl film or other means, by the rear of display cabinets or by bricking up will not be permitted.'
- Support for the policy on the basis that it is important for the primary shopping area to retain a core retail frontage which remains predominately in use by traditional retail (Use Class A1) use. However, it does not mean, and should not be interpreted to mean, that most new A1 development will take place in these primary shopping frontages as there are clearly insufficient suitable sites within these locations to meet the retail needs of the district.
- The Primary Shopping Area in its current form is not fit for purpose as it does not: 1. Provide the appropriate policy protection for the existing retail floorspace within the town centre as it does not cover all the main retail areas within the town centre, and 2. Is not appropriately drawn to enable sufficient expansion of the retail provision within the town centre as it fails to accommodate any planned provision for new retail floorspace. The consequence of the above means that key retail provision located at the Holland Market and Winfrey Avenue Retail Parks does not benefit from the full protection afforded by local and national planning policy.

### **Policy 23: Additional Retail Provision**

7 representations were made in relation to this policy. Comments included both objections to the policy as well as those made in support.

A number of objections were received with regards to the proposal to allocate land for retail development at Springfields, as outlined below:

- Springfields is an out of town centre and therefore does not meet the criteria of 'town centre first'.
- The existing Springfield centre is designated as a retail outlet and exhibition centre. Any proposal that this should be allowed to expand and change designation from an outlet centre to open retail use would have a serious detrimental impact on the viability and vitality of the existing Spalding town centre.
- There are potentially sequentially preferable sites that have been overlooked or discounted by the Local Plan, which would meet a town centre first policy. A respondent suggests that Drapers Place/Gore Lane (which is currently used as surface car parking) should be the preferred location for retail expansion. It is

also suggest that some existing South Holland District Council car parks close to and adjacent to the town centre should be considered for future retail expansion - the Broad Street car park should be considered as it is central and adjacent to the town market place. Another respondent felt that alternative options such as the proposed extension of the Holland Market and Winfrey Avenue Retail Parks have not been fully considered.

- It is questionable whether such an intensive use of the existing site is either feasible or desirable, and also whether such an offer and environment would lead to a successful retail development. Town Centre sites have major impediments to their delivery and so it is sensible to be mindful of alternative options. Land will remain available within the Lincs Gateway site for retail development in the medium to long-term, should it be required.
- Additional retail development should be directed to Spalding town centre prior to 2026 and then to Springfields after.
- The Local Plan is wrong to seek to put off decisions over the location of the further retail development required until after 2026. Delaying this decision would risk failing to meet the need for retail within the Plan period.
- Questions raised over the citing of a lack of retail space in Spalding town centre – suggestion that there are at least two substantial brownfield sites in the very heart of the town (the former Sorting Office and the ‘Adams’s Car Park’ behind the Crescent).

Other issues raised include:

- There is no basis for the prescriptive policy requirement that all proposals for Convenience goods floorspace should be of a small scale and under 500 sq.m (net). Retail planning applications should be assessed against the relevant tests set out in the NPPF.
- The quantitative need for convenience goods floorspace has been understated. Table 5 'Sub-Regional Centres Convenience and Comparison Goods Floorspace Requirements to 2031' states that 895 sq.m (net) of convenience floorspace will be required in Spalding up to 2021. This figure is incorrect, as the 'Spalding Convenience Goods Need Analysis' in the 2013 Retail Study defines a need for 1,519 sq.m (net) of convenience goods floorspace in Spalding up to 2021 (Table 18, Technical Appendix). In line with paragraph 23 of the NPPF, Local Plans should allocate sites to accommodate identified needs in full.
- The former Welland Hospital site is the most sustainable site for retail development of the sites assessed in the Retail Paper (March 2017) and so part of it should be allocated for retail use.

The following support for the policy was received:

- Support for the allocation of comparison retail floorspace at Springfields through the policy. The assessment of potential sites to accommodate the retail need identified was considered to be positively prepared, justified, effective and consistent with national policy.
- Support for the conclusions of the policy indicating that there is no quantitative need for additional convenience goods floor space before 2021, with limited smaller units thereafter to support Sustainable Urban Extensions.

#### **Policy 24: The Natural Environment**

There were 4 comments made in relation to this policy. Support was received from both the Marine Management Organisation and Natural England. However, the following two issues were raised:

- Table 6 should be updated to acknowledge that The Wash (designated as a RAMSAR, SAC, SPA and SSSI) is located within the Local Plan area boundary.
- Concern about the protection of ancient woodland and veteran trees.

#### **Policy 25: The Historic Environment**

Only 1 comment was received against this policy. This was an objection from Historic England on the basis that the policy is unsound due to it not being effective or consistent with national policy.

Their concerns include:

- More information should be included relating to the uniqueness of the Fens area and its wider landscape through description of its notable features.
- Policy makes no reference to Scheduled Monuments or non-designated heritage including unknown archaeology which may have national significance.
- Table 7 should refer to the latest Historic England figures for heritage at risk (currently the 2016 Register).
- 'Sustain' should be replaced with 'conserve' in line with NPPF terminology.

#### **Policy 26: Pollution**

5 comments were made in relation to this policy. Support was received from the Environment Agency, but the 4 other respondents expressed concerns about the policy for reasons including:

- Concern regarding air quality and the Plan being too aspirational to provide a solution.
- Suggestion that the Local Plan needs to include technical planning guidance specifically targeted towards ensuring improvements to air quality.
- More emphasis should be placed on the beneficial impact that the natural environment can have on air and water quality.
- Applicants should be required to demonstrate that development proposals (i.e. housing) would not be adversely impacted from the operation of existing utilities.
- Policy is too onerous – should be reworded to clarify that applications will only be refused where there are unacceptable effects on air quality which cannot be mitigated, and which are not justified by other planning benefits.

#### **Policy 27: Climate Change and Renewable and Low Carbon Energy**

There were 4 comments made against this policy. Support was received from the Marine Management Organisation, but the following 2 issues were raised by the other 3 respondents:

- Environment Agency and Anglian Water suggestion that the 110l per day per person standard should be applied in the plan area.
- Historic England suggestion that reference to heritage assets and their setting should be included under Part B (Renewable Energy).

### **Policy 28: Community, Health and Well-being**

3 comments were received against this policy. The following 2 issues were raised through the comments:

- Policy should be modified to set out a more positive and supportive approach to the provision of new community facilities.
- Policy should be amended to require local authorities to secure new areas of recreational open space in locations where there is an acknowledged local deficit.

### **8.0 Introduction to Efficient and Effective Transport section**

There was only one response received in relation to the introductory section of the transport chapter. This was that paragraph 8.0.4 is misleading as the bus network is not 'relatively good' and is in fact very poor.

### **Policy 29: Delivering a More Sustainable Transport Network**

8 comments were received against this policy.

The following key issues were raised in relation to the Spalding Western Relief Road:

- A project as important as the Spalding Western Relief Road (SWRR) should not have to rely on the developers contribution to deliver sections of the scheme when it suits them.
- Suggestion that the Spalding Western Relief Road should take the form of a road linking the A16 (through Enterprise Park) through to Dozens Bank somewhere to the south of Glenside to effectively re-instate the A151 as a continuous route.
- Policy does not set a workable delivery mechanism. Criteria 3 and 6 should be consolidated into a single policy objective which states, "Enabling the delivery of the entirety of the Spalding and Boston Relief Road within the safeguarded routes identified on the Proposals Map. Any development that would prejudice the design or implementation of this infrastructure will not be permitted and any development (housing, employment or retail) coming forward with these settlements, within the lifetime of the plan will contribute through an equitable financial contribution to its funding accompanied by an agreed phasing programme."
- Development agreement should be in place which will commit landowners at an early stage to the delivery of the SWRR. Policy as currently worded will encourage piecemeal development and frustrate delivery of the road.
- The SWRR will remain incomplete during the life of the plan, hence no relief. The increased housing needed to fund the two ends of the road will, on the contrary, exacerbate the congestion.
- Timescales for CIL are unclear – further policy guidance is necessary to expressly ensure that development coming forward in Spalding and Boston makes a proportional contribution to the funding of the wider relief road which serves to relieve congestion at the settlement as a whole.

The following key issues were raised in relation to the Boston Distributor Road (BDR):

- The Boston Distributor Road is unnecessary – the IDP fails to make clear how the BDR will benefit Boston.



- It is not clear when the new bridge across the South Forty Foot Drain and adjacent railway in Boston will be built. If it is not, the development of the BDR, combined with the housing developments, will add to the congestion which already occurs at the mini roundabout where Boardsides meets Sleaford Road and the A52.
- Sections of the BDR cannot be funded at present – delivery of the BDR is heavily reliant on various developments (such as sustainable urban extensions) coming forward, and if they fail to do this could jeopardise large sections of the scheme. Given the required cost it would seem overly ambitious to consider that the necessary funding to complete the scheme would ever be made available.

Objections were also received in relation to the following:

- Littleworth Station (Deeping St Nicholas) should be reopened and supported through the Local Plan.
- Omission of proposed cycle route between West Elloe Avenue and Woolram Wygate (Spalding) from the list of routes in the policy.
- Proposed cycle route along Coronation Channel (Spalding) should reflect that in Lincolnshire County Council's feasibility study, and not be depicted along the east bank.
- Paragraph 8.1.9 is not true as we have among the lowest percentage bus ridership in the UK.

Some support for the policy was received in the form of:

- Support for the Boston Distributor Road.
- Support for the setting of aspirational transport objectives in the policy
- Support for the policy requirement that 'development should contribute to the delivery of necessary transport infrastructure either directly, where appropriate or indirectly such as through developer contributions or CIL. Payment'
- Highways England - owing to the distance of the A1 from the Local Plan area, there would be no direct impacts on its operation as a result of the proposals in the Plan.

### **Policy 30: Delivering the Spalding Transport Strategy**

1 representation was received in relation to this policy.

The respondent raised the issue as to whether or not, in the absence of a Community Infrastructure Levy, the policy should simply focus on securing financial contributions to the delivery of the Spalding Western Relief Road (ignoring other improvements to the transport infrastructure in the town) and apply to all eligible residential and non-residential developments (in terms of size).

### **Policy 31: Vehicle and Cycle Parking**

Only 2 comments were made against this policy.

The following issues were raised:

- Policy will have a negative and restrictive effect on layout, density and viability – a more flexible approach should be taken, and parking arrangements agreed on a site by site basis taking consideration of location, housing mix and tenure.
- The vague suggestion of a new car park somewhere to the west of the railway line would be further from the town centre than many motorists would be

prepared to walk, and in any case makes no difference to delays caused by the level-crossing down times.

### **Inset Map 1: Boston**

8 comments were received in relation to the proposals for this settlement. Respondents commented on the following sites:

Fis001 – 3 objections to its inclusion as a housing allocation. Reasons for objecting include: plan not considering the likelihood of population decrease in the Boston area which would render the site unnecessary; ecological report out-of-date; possible contamination issues; traffic report contained mistakes; school capacity; building on a flood plain; Eastwood Road will be heavily affected by additional traffic; and issues of rats.

Fis017 – Objection to site not being allocated for housing. Site scores well in the SA and although it is not being directly promoted by a housebuilder, it is in single ownership. There is developer interest in the site and the owner is engaged in active discussions with a number of local and regional housebuilders.

Fis038 – Objection to its inclusion as a housing allocation from resident adjacent to site on the basis that it would adversely affect light and privacy of the house and garden. Respondent also raises subsistence issues.

Sou006 – Objection to its inclusion as a housing allocation on the basis that its allocation is not justified and it will have a significant adverse impact on a Scheduled Monument.

Wes002 – Support for its inclusion as a housing allocation. Site is backed by a developer and has been the subject of pre-application engagement with the LPA. Will make an early contribution to the five-year supply of deliverable sites. The respondent also sought the identification of land to the east of London Road (Wyb010) as a housing allocation to also contribute to the five-year supply early on.

Wyb026 – Objection to site not being allocated for housing on the basis that the area has outline planning permission for its use for industrial development incorporating light industry (B1), general industry (B2) and storage and distribution (B8).

### **Inset Map 2: Spalding and Pinchbeck**

7 representations were received in relation to the proposals for these settlements.

The key issues raised were:

- Whether, on the basis of its similar circumstances to site nos. Stm 004/010/028, site Stm006 should be allocated for housing development.
- Whether Pin057 should form part of the Vernatts Sustainable Urban Extension.
- Concern about the role to be played by Mon005 in the funding and delivery of the Spalding Western Relief Road.
- Whether the settlement boundary for Spalding should include Fulney Hall, the existing building to the north occupied by a dental practice and uses to the south of Holbeach Road including the existing residential area and uses fronting the main road.

- Objections to the Local Plan in not meeting the green recreational space needs of Spalding and not utilising brownfield land.

### **Inset Map 3: Crowland**

5 comments were received in relation to the proposals for this settlement. 4 of these were objections and 1 was in support.

Cro012 – Objection to site not being allocated for housing.

Cro014 - Objection to site not being allocated for housing. Noise Assessment and Flood Risk Assessment for site deemed satisfactory by the relevant organisations.

Cro038 – Objection to site not being allocated for housing and its identification outside of the settlement boundary.

Cro045 – Objection to site not being allocated for housing.

Cro050 – Received both support and objection to its allocation as a housing site. Suggestion that assessment of the site is not robust and is inconsistent. Questioning introduction of site at an advanced stage in the Local Plan's preparation.

### **Inset Map 4: Donington**

Only 1 comment was received in relation to the proposals for this settlement.

This was an objection to Park Farm (DO004) being outside of the settlement boundary. The boundary should be amended to include the site due to its previous allocation and recent consent for employment development.

### **Inset Map 5: Holbeach**

5 comments were received in relation to the proposals for this settlement. 4 of these were in support and 1 was an objection.

Hob004 – Support for its allocation as a housing site.

Hob045 – Objection to site not being allocated for housing. Appropriate design would allow for the retention of protected trees, with appropriate buffers of open space and the retention of other landscape features.

Hob048 – Support for its allocation as a housing site by 3 respondents.

Hob052 – objection to site not being allocated for housing on the basis of the SHLAA concluding that Hob052 could not be developed in isolation of Hob045.

### **Inset Map 6: Kirton**

Only 2 comments were received in relation to the proposals for this settlement.

One respondent objected to Kir012 not being included as a housing allocation. The site is not constrained, is backed by a developer and is readily deliverable.

The other respondent objected to the allocation of Kir016, Kir034 and Kir041 and the fact that Fra024 has not being included as a housing allocation. The site is within single ownership, promoted by a housebuilder and there are no barriers to delivery associated with the development of the site.

#### **Inset Map 7: Long Sutton**

4 comments were received in relation to the proposals for this settlement. 3 were objections and 1 was in support.

LO009 – Support for its inclusion as a Main Employment Area.

Los015 – Objections to its allocation as a housing site for the following reasons: agricultural barn adjacent to Seagate Road and old windmill both contain a colony of bats, whilst barn is also home to a family of barn owls; poor flood risk of site; adverse impact of increased population on local services and facilities.

Los019 and Los020 – part of these two sites should be considered for a housing allocation. The area proposed would meet the flood risk sequential test, be appropriate in terms of accessibility to the town's range of services, will have an acceptable relationship to the town's built-up area, and the visual impacts of its development would be relatively modest.

#### **Inset Map 8: Sutterton**

Only 1 comment was received in relation to the proposals for this settlement.

This was that a commercial site (on Spalding Road) which has been granted planning permission and has commenced is not shown on the map.

#### **Inset Map 9: Sutton Bridge**

Only 1 comment was received in relation to the proposals for this settlement.

This was an objection to land north of Withington Street and Chestnut Terrace not being allocated for housing. The respondent suggested that to have just one allocation is a threat to delivery.

#### **Inset Map 10: Swineshead**

2 comments were received in relation to the proposals for this settlement. Comments were made regarding the following sites:

Swi012 – Objection to site not being allocated for housing on the basis that its allocation would ensure that the 400 dwellings proposed for Swineshead will be delivered.

Swi038 – Support for its inclusion as a housing allocation. Central part of the site is in the control of a developer.

Swi044 – One respondent sought the allocation of this site for housing. Site has no constraints and developer is in the process of acquiring the site.

#### **Inset Map 11: Bicker**

4 comments were received in relation to the proposals for this settlement. Comments were made on the following sites:

Bic004 – Objection to site not being included as a housing allocation on the basis that the Local Plan does not make adequate provision to meet Bicker’s housing requirements.

Bic014 - Objection to site not being included as a housing allocation. Seeking advice from a planning consultant to help resolve issues identified through the Local Plan process.

Bic015 – Objection to its inclusion as a housing allocation on the basis that: driveway leading to this field is the only access for the owner of the land to bring in agricultural equipment; and a cess pit is in close proximity.

There was also an objection seeking to ensure that land to the south of Monument Road is not identified as a housing allocation.

#### **Inset Map 12: Butterwick**

Only 1 response was received in relation to the proposals for this settlement.

This was support for But020 from the developer in control of the land.

#### **Inset Map 13: Cowbit**

2 responses were received in relation to the proposals for this settlement.

1 was an objection to Cow006 not being allocated for housing and its location outside of the settlement boundary. Site is closer to key services than sites within the boundary and the built pattern of Cowbit is ignored.

The other response was in support of the inclusion of Cow004 and Cow009 as housing allocations. Both sites are backed by a developer who is prepared to deliver housing on them in the near future.

#### **Inset Map 14: Deeping St Nicholas**

3 responses were received in relation to the proposals for this settlement:

- Two were in support of a site (Dsn013) that is not allocated and is subject to a planning application.
- One puts forward further sites which are not supported - one on access grounds and both owing to the amount of development being proposed in Deeping St Nicholas.

#### **Inset Map 15: Fishtoft**

Only 1 response was received in relation to the proposals for this settlement.

This was an objection to the allocation of Fis046 for housing on the basis that it borders the southern boundary of a Grade II listed building set in a conservation area and that

its development would have an impact on this.

#### **Inset Map 16: Fleet Hargate**

2 responses were received in relation to the proposals for this settlement, both of which relate to the following sites that are not being allocated for housing:

Fle010 – Hocklesgate could not cope with additional traffic.

Fle020 – Assumptions regarding site access and effect on the listed building are ill founded. Access to the site is adequate and there will be no detrimental effect on the listed building.

#### **Inset Map 18: Gosberton**

1 response was received in relation to the proposals for this settlement.

This was support for the inclusion of Gos003 as a housing allocation, but included a request that the area identified be extended to the north to enable an additional 40 dwellings to be brought forward, and at a lower density.

#### **Inset Map 19: Moulton**

2 responses were received in relation to the proposals for this settlement. Both were objections, as follows:

- One relates generally to the loss of arable land, the lack of local facilities and the impact on roads in relation to proposed housing allocations.
- The second relates to an Existing Employment Site (Mou035), but respondent is seeking to promote site for residential development. Site is no longer suitable and viable for employment use, and is more sustainable and suitable for housing development than Mou016 and Mou023.

#### **Inset Map 20: Moulton Chapel**

2 responses were received in relation to the proposals for this settlement. Both comments were made against Mou029, and were as follows:

- Mou029 should be extended westwards to round off this allocation.
- Acceptance that land around the windmill should be protected from development to preserve the setting of the listed mill.
- Site capacity should be changed to 57 units (based on 20dph).

#### **Inset Map 21: Old Leake**

Only 1 response was received in relation to the proposals for this settlement.

This was an objection to the proposed housing growth in Old Leake on the basis that the capacity of sewage and surface water drainage needs upgrading and the doctor's surgery cannot accept any more patients.

**Inset Map 22: Quadring**

3 responses were received in relation to the proposals for this settlement. 2 were objections and 1 was in support.

Support was received for the inclusion of Qua004 as a housing allocation and is backed by a developer.

The other 2 respondents objected to the allocation of private land as Green Infrastructure – definition should only apply to public spaces.

**Inset Map 23: Surfleet**

Only 1 response was received in relation to the proposals for this settlement. This was support for the inclusion of Sur003, Sur006 and Sur016 as housing allocations.

**Inset Map 25: Tydd St Mary**

3 responses were received in relation to the proposals for this settlement. All 3 comments were made against Tyd014, and the issues raised include:

- The impact on the village and its utilities and facilities, such as: schooling; open space; air and noise pollution; loss of agricultural land; and drainage issues.
- The approach to the junction of Lowgate and Church Way is very narrow and is a problem for vehicles passing each other safely – added traffic from site will cause greater problems.
- Very limited bus service and access to doctors and dental surgeries is between 4 and 6 miles away.
- Land down Rectory Road and Worlds End Road is more suitable.

**Inset Map 26: Weston**

Only 1 response was received in relation to the proposals for this settlement.

This was an objection to the scale of development proposed in Weston and as a consequence the respondent felt that the plan is not sound. The proposed building programme is unsustainable due to the lack of current infrastructure. Respondent also objected to the prospect of the loss of prime of agricultural land.

**Inset Map 56: Lutton**

Only 1 response was received in relation to the proposals for this settlement.

This was an objection to including more housing in and around Lutton, particularly given that it contains some of the most contaminated land in the county.

**Inset Map 67: Weston Hills**

Only 1 response was received in relation to the proposals for this settlement.

This was an objection to Wsn028 not being put inside the settlement boundary. It is suggested that this conflicts with reports considered by Councillors.